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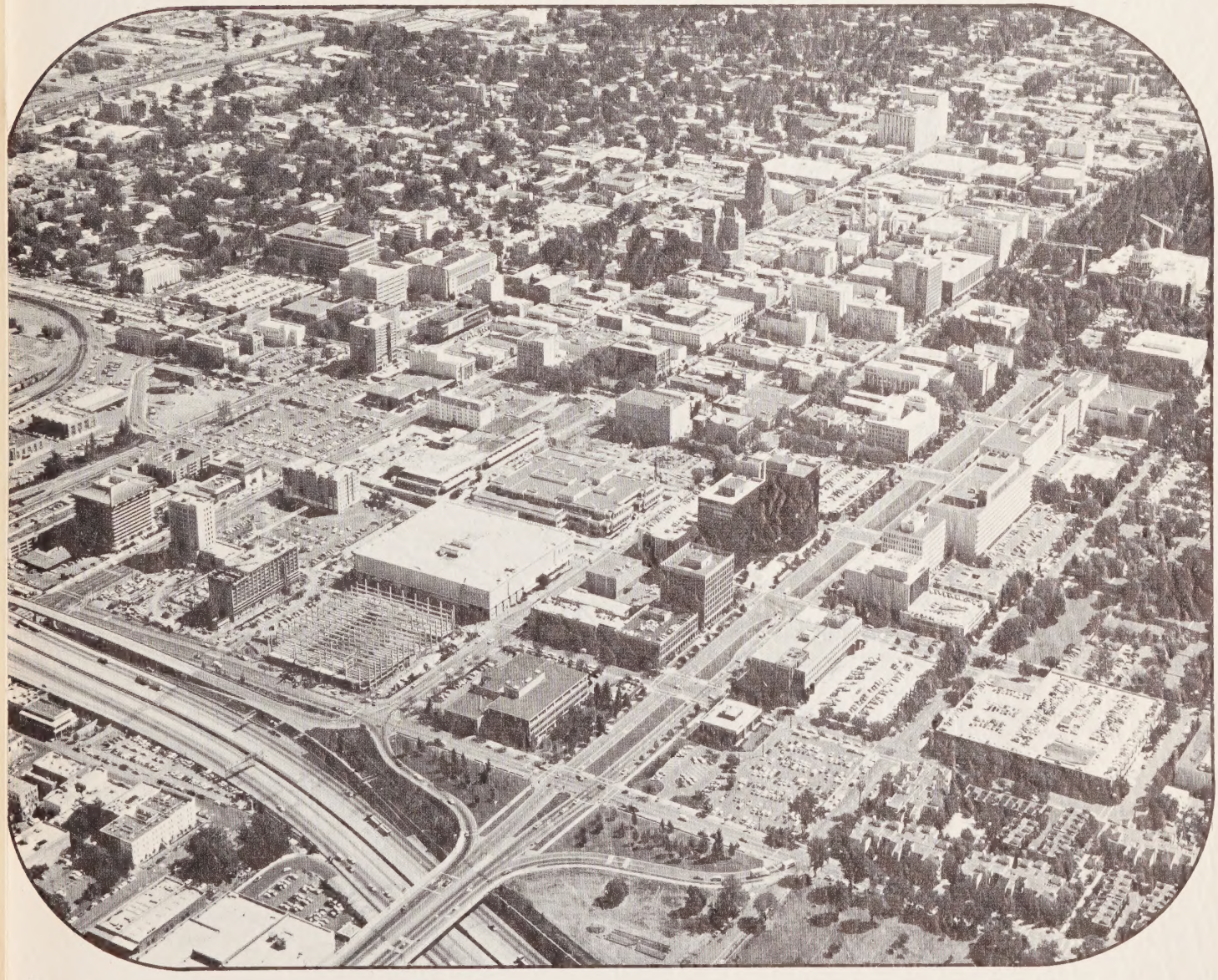
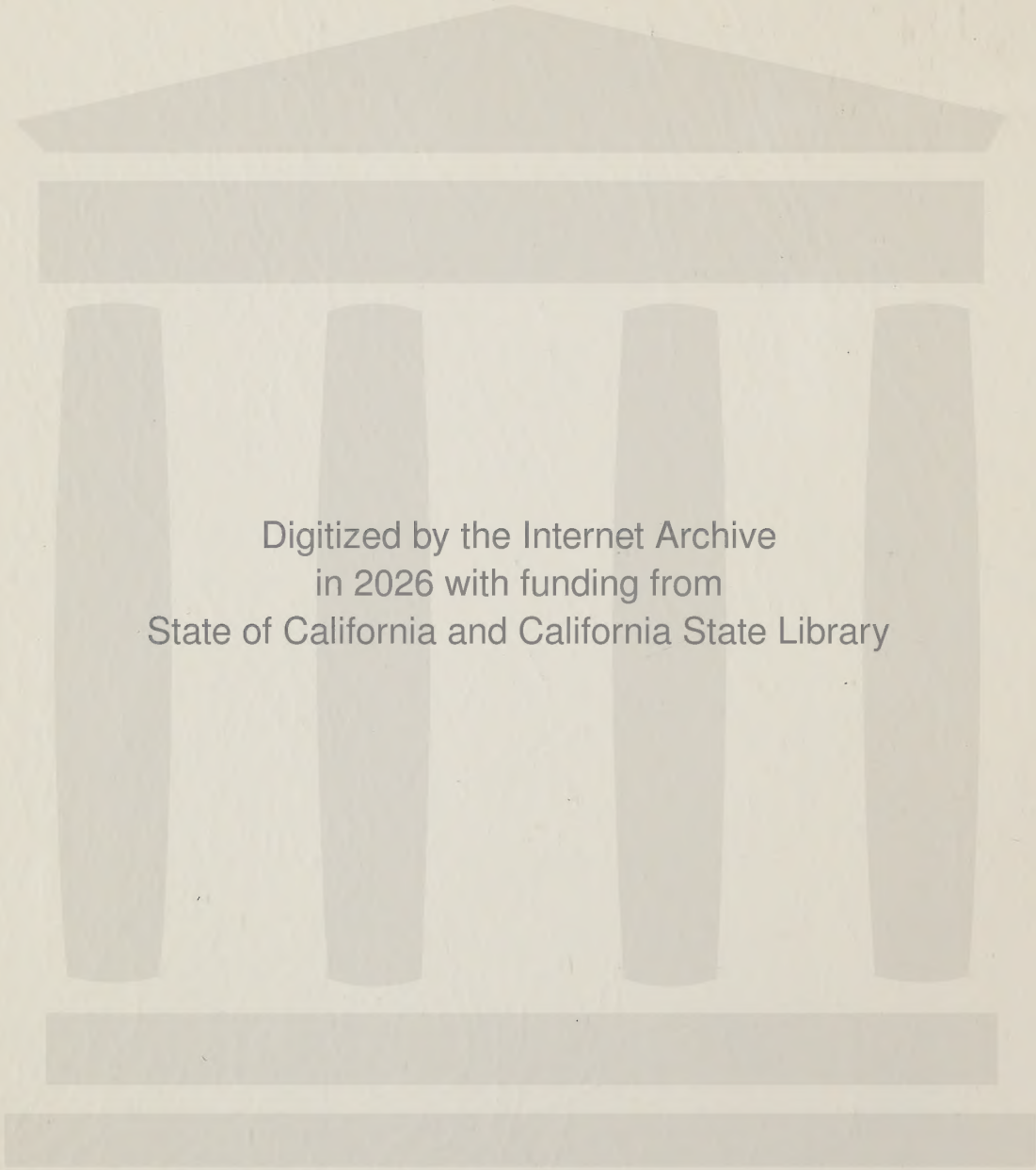
# Housing AND Redevelopment Programs



Sacramento Housing and Redevelopment Agency
630 'I' Street
Sacramento, California 95814
(916) 444-9210



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# INTRODUCTION

*This Annual Report contains data on the many programs of the Sacramento Housing and Redevelopment Agency. Its purpose is to satisfy portions of reporting requirements of the California Community Redevelopment and Housing Law, and to inform the public on the Agency's goals of providing good housing for over 16,500 City and County residents; of revitalizing Sacramento's low/moderate income residential neighborhoods and the Central Business District through rehabilitation and new construction; and the illustration of how these goals are being accomplished.*

*The Report speaks to the low interest loan and grant programs being implemented; to the assistance offered the elderly through the emergency repair program (HOPE), to the feeding of 1,200 elderly persons daily at 16 locations; to the $377 Million of new construction completed or proposed in seven Project Areas; and to the $59 Million annual budget necessary to execute the Agency's programs and activities.*

**Sacramento Housing and Redevelopment Agency [main office] 630 "I" Street, with 108 low income elderly apartments above.**

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*SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY*
*630 I Street, Sacramento, California 95814*

## *AGENCY MEMBERS (CITY OF SACRAMENTO)*

*Phillip L. Isenberg, Chairman and Mayor*

*LLoyd Connelly, Vice Chairman and Vice Mayor*
*Blaine H. Fisher*
*Thomas R. Hoeber*
*Douglas N. Pope*
*John Roberts*
*Anne Rudin*
*Daniel E. Thompson*

*Walter J. Slipe, City Manager*
*William Edgar, Assistant City Manager*
*Mac Mailes, Assistant City Manager for Community Development*

## *AGENCY MEMBERS (COUNTY OF SACRAMENTO)*

*Illa Colin*
*C. Tobias Johnson*
*Joseph E. Sheedy*
*Sandra R. Smoley*
*Fred G. Wade*

*Brian H. Richter, County Executive*
*William Freeman, Assistant County Executive*

## *HOUSING AND REDEVELOPMENT COMMISSIONERS*

*Kay Knepprath, Chairperson*

*Marian Anderson, Vice Chairperson*
*Thomas Coleman*
*Hank Fisher*
*Lesley Luevano*
*Alexander Miller*
*R. Burnett Miller*
*Joe Serna, Jr.*
*Sam Walton*

*William G. Seline, Executive Director*

## *Management Team*

| | |
|---|---|
| *Robert Roche* | *Deputy Director* |
| *Beverly Czoberek* | *Assistant Director/Finance* |
| *Leo T. Goto* | *Assistant Director/Research & Development* |
| *Randall P. Wagaman* | *Assistant Director/Real Estate* |
| *Carol Tregellas* | *Assistant Director/Management-Maintenance* |
| *Theodore R. Leonard* | *Project Manager* |
| *Robert Wilson* | *Chief, Community Services* |
| *George B. Beattie* | *Agency Attorney* |
| *John Abbott* | *Staff Attorney* |
| *William Smith* | *Chief, Housing Management-Maintenance* |
| *Tina Gontarski* | *Project Manager, Loans/Rehab* |
| *Mike Capitano* | *Area Housing Manager* |
| *Elizabeth Kosman* | *Community Services Supervisor* |
| *Ruben Nieto* | *Personnel Analyst* |
| *Daniel C. Borowiak* | *Project Director-Nutrition* |
| *Sharon O'Rourke* | *Administrative Assistant/Agency Clerk* |

## KEY SUPPORTIVE STAFF

### CENTRAL OFFICE - 630 I Street

William Aguirre, NDP Project Coordinator
Sue Bolka, Technical Assistant II
Elise Bright, Senior Clerk, Technical & Rehabilitation
Bill Carpenter, Senior Land Agent
Cherrie Chumley, Personnel Clerk
Myrna Eberline, Community Services Supervisor
Gunther Grumm, Chief Land Agent
Sharon Herr, Steno Clerk III, Rehabilitation
Betty Jarusevicius, Administrative Assistant, Legal
Dora Kemp, Assistant Controller
Charlotta Kirby, Community Services Assistant
Fred Lang, Housing Production Coordinator
Ken Larsen, Property Rehabilitation Supervisor
Karen Magorian, Accountant
Marilyn Mitchell, Senior Stenographer, Research and Development
Dimples Peterman, Steno-Clerk, Community Services
Joan Roberts, Senior Legal Steno
Ben Roper, Senior Accountant
Jim Rosemond, Senior Land Agent
Joan Sandsor, Department Clerk, Finance
Gloria Shepherd, Administrative Assistant, Leasing and Real Estate
Gladys Siefkin, Secretary to Executive Director
Anthony Smith, Administrative Assistant, Technical and Rehabilitation
Cliff Steele, Technical Supervisor
Kenneth Stroth, Technical Supervisor

### AREA OFFICES

| | |
|---|---|
| Everett Adams, Asst. Housing Manager | 626 I Street |
| Ron Barz, Area Housing Manager | 6815 24th Street |
| Frank Camacho, Asst. Housing Manager | 4930 Polk Street |
| Doris Chandler, Community Services Coordinator | 6119 63rd Avenue |
| Monika Curry, Admin. Asst. SENP | 2418 K Street |
| Natalie D'Agostini, Director-Foster Grandparents | 452 I Street |
| Evelyn Dooley, Admin. Director, Del Paso Hgts. PAC | 1142 Grand Avenue |
| Edith Frazier, Asst. Housing Manager | 2814 5th Street |
| Tony Gonzales, Asst. Housing Manager | 4930 Polk Street |
| Bill Haynes, Asst. Housing Manager | 615 S Street |
| Armando Herrera, Asst. Housing Manager | 240 Seavey Circle |
| Blanche Hill, Community Services Specialist | 3639 4th Avenue |
| Floyd Jones, Assistant Land Agent | 404 I Street |
| Vivian Jones, Director-Child Care Center | 240 Seavey Circle |
| Jerry Junk, Asst. Housing Manager | 4525 Parker Avenue |
| Bud Laurin, Chief of Building Maintenance | 615 S Street |
| Pete Leonard, Asst. Housing Manager | 816 Revere Street |
| Mac McAfee, Property Manager | 615 S Street |
| Bert Metcalf, Area Housing Manager | 240 Seavey Circle |
| Robert Peck, Asst. Housing Manager | 1725 K Street |
| Tim Quintero, Project Director, Alkali PAC | 530 12th Street |
| Marge Redmer, Departmental Clerk | 404 I Street |
| Willie Singleton, Asst. Housing Manager | 321 Eliza Street |
| Jerry Vickers, Maintenance Supervisor | 615 S Street |
| Leon Weston, Director, Oak Park PAC | 3639 4th Avenue |
| Robert Wiedman, Area Housing Manager | 626 I Street |
| Edna Williams, Asst. Housing Manager | 6119 63rd Avenue |
| Barbara Williamson, Community Services Coordinator | 1725 K Street |

## SACRAMENTO HOUSING AUTHORITY

The Public Housing Program was created by the U.S. Housing Act adopted by Congress in 1937. The Housing Authorities for the City and County of Sacramento have been in operation since July, 1939 and June, 1940, respectively, as political subdivisions of the State. The basic objective of the Sacramento Housing Authorities is to house low-income families, elderly and handicapped persons in decent, safe and sanitary dwellings, without overcrowding, within their financial reach through subsidies provided by the Federal Government.

The State of California enacted the Housing Authorities Law, in response to the 1937 Act, which provides for federal aid to state agencies for low-rent housing projects. The first low-rent housing units in Sacramento were made available by the Housing Authority in 1942 in the New Helvetia project located on Broadway between 6th and 9th Streets which houses 360 families and senior citizens. Today, the Housing Authority operates 1,868 conventional housing units.

In 1968, the Housing Authority entered into its Leased Housing Program authorized under Section 23 of the Housing and Urban Development Act of 1965. Under this program, dwelling units are leased by the Authority from private owners and subleased to low-income families. The Authority currently has under lease 2,200 privately owned housing units.

In 1976, the Housing Authority implemented the Section 8 Housing Assistance Payments Program, created by Title II of the Housing and Community Development Act of 1974. This program provides for federal rent subsidies for participating low- and moderate-income families who may select suitable dwelling units anywhere in the County or City available at a rent not greater than the Fair Market Rent established by HUD. The program is a major step away from the conventional project housing concept as it permits the integration of subsidized households and higher-income households in the same housing accomodations.

Legislation by the State of California in 1945 and federal legislation in 1949 made it possible for California communities to embark on housing redevelopment programs. The Redevelopment Agency of the City of Sacramento was chartered on September 27, 1950, for the purpose of restoring, redeveloping or clearing blighted areas; improving public facilities; providing relocation assistance to decent, safe and sanitary housing for persons displaced by redevelopment activities; revitalizing downtown and neighborhood areas; and providing property rehabilitation loans and grants to eligible homeowners.

Early in 1973, the Sacramento City and County Housing Authorities and the Redevelopment Agency of the City combined their administrative operations at a central office located at 630 "I" Street in downtown Sacramento. The Sacramento Housing and Redevelopment Agency is governed by an appointed Board of Commissioners who report and make recommendations to the City Council and County Board of Supervisors, respectively, for final decisions.

The U.S. Department of Housing and Urban Development (DHUD) provides financial assistance through grants and subsidies, and is responsible for administering the federal government's participation in local housing programs. The San Francisco Regional HUD office and the Sacramento Federal Housing Administration (FHA) Insuring Office provide technical assistance to the Agency, and conduct periodic reviews and audits to ensure compliance with HUD guidelines and enforcement of the requirements of the Annual Contributions Contract.

1820 Capitol Ave.
84 units

1725 "K" Street
80 units

## SOME LOW-INCOME ELDERLY HIGH-RISES WITHIN THE DOWNTOWN AREA

1107 - 23rd Street
78 units

2526 "L" Street
77 units

In addition to administering the housing and redevelopment programs, the Agency directs or coordinates a variety of community services activities for tenants housed in the various projects and complexes. These include a nutritional program for the elderly, the Golden Era Handicraft Program, the Foster Grandparent Program, teen and child care centers, County Health Department Visiting Nurses services, and referral to community resources.

## CONVENTIONAL HOUSING

### Housing Projects

The Agency owns and operates 1,028 units of low-rent housing in three projects within the City and County of Sacramento, housing approximately 3,540 individuals.

| Project | Total # of Units | # of bedrooms 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| New Helvetia | 360 | 86 | 176 | 80 | 14 | 4 |
| River Oaks | 400 | 48 | 160 | 152 | 40 | |
| Dos Rios | 268* | 52 | 94 | 86 | 28 | 8 |
| Totals | 1028 | 186 | 430 | 318 | 82 | 12 |

*Includes 50 units scattered throughout the Del Paso Heights area.

To qualify for conventional housing, applicants must meet certain eligibility criteria, including:

1. Qualify as a family (2 or more persons related by blood, marriage or adoption), or
   be 62 years of age or over, or
   be disabled or handicapped; and
2. Fall within established monthly income limits; and
3. Qualify by net asset limitation ($10,000 maximum for the elderly, $5,000 for low-income families).

In addition to providing safe, decent and sanitary low-cost housing for the residents in the Conventional Housing Projects, the Agency also makes available to them many community services and programs, including adult education, ceramic classes, sewing lessons, a nutrition program for the elderly, health and welfare services, teen and child care centers, a Headstart Program, and Residents' Committees.

### Elderly Housing

Under the Conventional Housing Program, the Housing Authority also owns and operates 814 one-bedroom units and 26 studio apartments located in 14 building complexes specifically designed for the elderly, disabled or handicapped persons.

| Housing Complexes | # of units |
|---|---|
| Riverview Apartments, 626 "I" Street | 108 |
| Sierra Vista, 1107 23rd Street | 78 |
| Washington Plaza, 1318 "E" Street | 76 |
| Colonial Heights Villa, 1 Clauss Court | 80 |
| William Land Villa, 1043 43rd Avenue | 28 |

(cont.)

| Housing Complexes (cont.) | # of units |
|---|---|
| Sherman Oaks Plaza, 3543 1st Avenue | 32 |
| Gibson Oaks, 480 Redwood Avenue | 80 |
| Capitol Terrace, 1820 Capitol Avenue | 84 |
| The Comstock, 1725 "K" Street | 80 |
| Lincoln Manor, 2845 37th Street | 18 |
| Big Trees, 2516 "H" Street | 29 |
| Sutter's Villa, 2526 "L" Street | 77 |
| Gran Casa Linda, 3725 Cypress Street | 40 |
| CAL 5-17, 917 38th Street | 30 |
| | 840 |

Each apartment is equipped with a stove and a refrigerator, and central heating and air conditioning units. Emergency lights and a door buzzer/speaker system are also provided.

Recreation rooms are located at each building site for use by the residents and by outside non-profit organizations for their meetings. Other organizations such as the Blind Society, Sacramento Schools, Nutrition Program for the Elderly, Hearing Society, Public Health Services, City Library Department, and Sutter Mental Health, provide a wide variety of programs and services. The Senior Service Centers, under the auspices of the Sacramento Housing and Redevelopment Agency, is the coordinating arm for all of the recreation rooms and the provider for the services offered.

To qualify for elderly housing, residents must be 62 years of age or over, or disabled or handicapped, and be within the specified income requirements. Rents are computed at no more than 25 percent of a resident's adjusted net income. Average rents now run between $48 and $56 monthly.

## SECTION 23 LEASED HOUSING

The Authority currently has under lease a total of 2,200 privately owned housing units throughout the County of Sacramento, ranging in size from studio to 5-bedroom.

| | City | County | |
|---|---|---|---|
| 0 Bedroom | 125 | 59 | elderly only |
| 1 " | 378 | 375 | " " |
| 2 " | 262 | 371 | family units |
| 3 " | 256 | 251 | " " |
| 4 " | 46 | 68 | " " |
| 5 " | 8 | 1 | " " |
| Total | 1075 | 1125 | |

Admission to this program is subject to the same eligibility criteria as that set forth for Conventional Housing. This program is mandated to convert to the Section 8 Housing Assistance Payments Program by September 30, 1978.

## SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM

### Section 8 Existing Housing

Under the Section 8 Existing Housing Program, the Authority currently has a HUD-allotment of 648 subsidies under the Annual Contributions Contract.

| Section 8 (cont.) | City | County | |
|---|---|---|---|
| 0 Bedroom | 12 | 3 | elderly only |
| 1 " | 140 | 77 | elderly and family |
| 2 " | 152 | 74 | family units |
| 3 " | 104 | 54 | " " |
| 4 " | 20 | 12 | " " |
| Total | 428 | 220 | |

The basic differences between this program and previous programs are (1) the income limits are much higher, allowing moderate-income families to participate, (2) participants are free to find and lease housing units in any area of the City and County, subject to established Fair Market Rents and standards for safe, decent and sanitary housing, (3) the private owner is responsible for tenant selection, rent collection, and unit maintenance and (4) the rent subsidy (difference between FMR and tenant's contribution) is paid directly to the landlord.

Section 8 Aftercare

The Housing Authority has signed a contract with the Department of Housing and Community Development of the State of California to administer the Aftercare Housing Assistance Program for Sacramento County. Under this program, the Authority currently has a state subsidy allotment of 68 one- and two-bedroom units available for disabled persons only.

The income and Fair Market Rent limitations and the leasing process are the same as for Section 8 Existing Housing units, except that applicants must be sponsored by one of the recognized organizations for the handicapped or disabled.

Section 8 Set Asides

Under this program, the Housing Authority owns and operates currently 172 housing units leased on a month-to-month basis to eligible families or elderly, handicapped or disabled persons.

| | Ping Yuen High-rise | Kennedy Estates | |
|---|---|---|---|
| 0 Bedroom | 18 | - | elderly only |
| 1 " | 39 | 24 | |
| 2 " | 13 | 32 | |
| 3 " | 2 | 24 | |
| 4 " | - | 20 | |
| Total | 72 | 100 | |

Eligibility criteria are essentially the same as for Section 8 Existing Housing units. However, instead of Fair Market Rents, HUD established a base rent and pays to the Housing Authority the difference between the base rent and the tenant's contribution.

Section 8 Substantially Rehabilitated Housing

The Housing Authority owns and operates currently 8 four-bedroom family dwellings which it purchased and rehabilitated under this special program. Eligibility criteria and rental rates are similar to Set Aside provisions.

## MODERNIZATION PROGRAM

Since 1968, the Department of Housing and Urban Development has made additional funds available specifically for the modernization and upgrading of conventional low-rent public housing units. The Housing Authority of Sacramento began its modernization program in 1971. Modernization includes, but is not limited to, reroofing, renovation of kitchens, installation of showers, plumbing facilities for washers and dryers, rewiring, new flooring, doors, windows, parking facilities, fencing, etc. Modernization activities are jointly determined by tenants and Agency staff.

To date, the Agency has completed interior modernization in all but 21 of its 1,868 Conventional housing units. Reroofing has been completed on 25 buildings in the Dos Rios Housing Project; the remaining 48 buildings are under contract for reroofing. Approved and currently in the planning stage are erosion control, reroofing and weatherization projects at New Helvetia, and surface drainage and reroofing at the River Oaks Project.

## MAINTENANCE DEPARTMENT

The Maintenance Department of the Sacramento Housing and Redevelopment Agency is charged with the maintenance of approximately 4,000 housing units. Of these, 1,868 are Conventional apartment units. The balance are leased single-family homes and apartments.

The Department consists of 60 permanent maintenance personnel and 24 CETA employees, including supervisors and clerical staff, inspectors, a dispatcher, and workers from janitors to skilled journeymen.

Maintenance operations originate from a central shop building located at 615 "S" Street. This building houses a storage warehouse, supervision and clerical offices, facilities for major appliance repair work, and a carpenter shop. The three large Agency-owned Conventional housing projects have their own maintenance shop at the project sites for on-the-spot maintenance and repair work. Janitors are located in the specific buildings to which they are assigned. The balance of the work is directed from the central "S" Street shop. Calls from tenants are received by the work clerk or the dispatcher who, in turn, dispatches a maintenance man to handle the problem. The Agency presently handles 500 such calls per week.

A large portion of the maintenance work is preparing vacated units for new tenants. This "turnover" procedure involves a large number of activities from yard cleanup and landscaping to complete rehabilitation of a housing unit, dependent upon the condition of a unit. The Agency completes approximately 1,200 "turnover" maintenance jobs per year.

## PREVENTIVE MAINTENANCE

In addition to the regular maintenance program, the Agency maintains a Preventive Maintenance Program for its leased housing units. A three-man crew, operating from a maintenance van, are assigned to inspect a scheduled number of homes daily for structural, plumbing, and electrical defects, and other interior or exterior damages that need repair or replacement. Appropriate billing is based upon the determination whether the damages are normal wear and tear, tenant-caused, or an owner responsibility. The materials used for repairs or replacements average less than $10.00 per unit. Early discovery and repair of defects prevent more extensive and costly damages and maintain housing units in safe and decent condition.

## TENANT PARTICIPATION

The Commission and staff of the Sacramento Housing and Redevelopment Agency encourage tenant participation in all housing matters affecting residents. Tenant Councils have been formed, and are recognized and supported by the Agency, in the New Helvetia, River Oaks and Dos Rios housing projects, and by the North Area Senior Citizens. The Tenant Councils work directly with the field management staff of the Agency on day-to-day concerns. Where an overall policy question arises, Tenant Councils may make recommendations to the Central Office and/or the Community Services Committee of the Commission for consideration.

The Agency has entered into agreements with the various Tenant Councils to provide space, utilities, furniture, equipment, and supplies for on-site Tenant Council office operations, and an annual cash contribution of $3.00 per housing unit represented to cover Council activity expenses. Individual Tenant Council budgets and expenditures are subject to Agency review and approval and HUD audits. The Agency provides technical and financial advice for Tenant Councils as needed.

## SOCIAL POLICY STATEMENT

The Sacramento Housing and Redevelopment Agency, in providing services to the community, shall carry out the following policy:

Where social services are already in existence in the community, the Agency shall maximize their availability through a staff referral system. When there is a need for these programs on a more concentrated basis for our housing complexes, the Agency shall solicit agreements with the service agencies to provide the services in space furnished by the Sacramento Housing and Redevelopment Agency.

The Agency will only provide direct services after it has decided:

(a) the service does not exist in the community, or is of such small scale that it is not sufficient to meet the community's needs;
(b) the Agency would do the best job for the community; or
(c) the City Council or Board of Supervisors direct the Agency to do the job.

When the Agency desires to develop or expand a service as in (a) above, it will work with the appropriate service agency in the community and offer them the opportunity to seek grants and/or provide the service themselves. If they are not able to do so, the Agency will attempt to provide the services by seeking funds and organizaing and staffing an appropriate service unit.

## RIVER OAKS CHILD DEVELOPMENT CENTER

The primary purpose of the Child Day Care Center is twofold: (1) To provide children with supervision in an educational environment with opportunities for growth and (2) to sustain the economic stability of the family. Both of these purposes support families in their efforts to become economically independent.

There are a large number of persons receiving public assistance who are either unable to seek or maintain employment or lack proper skills to enter the labor force. In times of high unemployment, this segment of our population is most often neglected because they lack employable skills. If these parents are trained and become employed, and child care services sustain employment and enable the parent to reduce the need for public assistance, then the service provided is a wise investment.

*The Center's child care services are available at no cost to Project residents and non-project low-income families from the surrounding area. The Center is equipped and staffed to take care of 38 youngsters. The current enrollment is 38 (26 project, 12 non-project). Free lunches and snacks are provided for all eligible children. The Center is open Monday through Friday from 7:00 a.m. to 6:00 p.m.*

*In compliance with federal day care staff/child ratio requirements, the Center employs:*

- *3 certificated teachers (including Director)*
- *2 instructional aides*
- *1 nutritionist*
- *1 clerical employee (CYP)*
- *2 student aides (CYP)*
- *2 temporary student aides (CYP)*

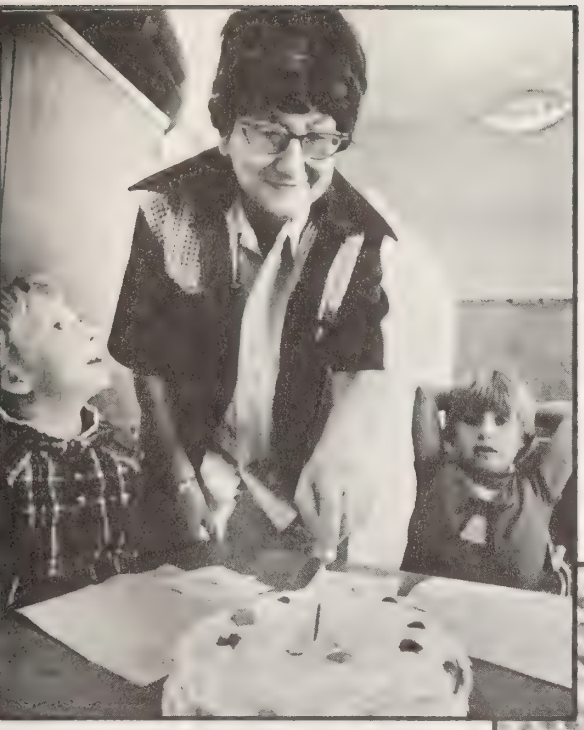
*The Center is funded by the State Department of Education. $74,903 is budgeted for the Center's operation during the fiscal year 1978-79. In addition, the Center receives partial reimbursement for meal expenses from the State Department of Food and Nutrition (estimated at $8,500 for 1978-79).*

*A Parent Advisory Board was organized in October, 1975. It functions primarily as a liaison between staff, parents, and community. During peak hours of attendance, parent volunteers assist Center staff with regular or special activities.*

## *Social Services Available to Tenants*

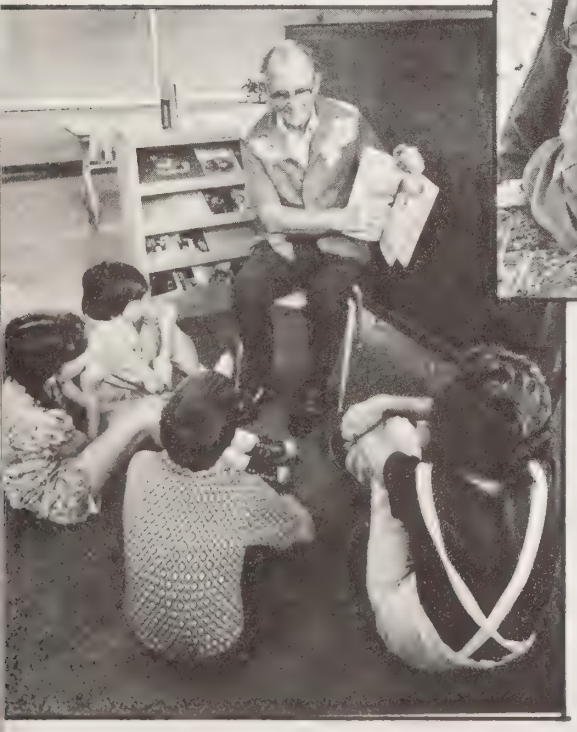
*Sacramento City-County Health Agency*
*Salvation Army*
*Sutter Mental Health Agency*
*Mental Health Aid Services*
*Sacramento Parks & Recreation Department (Teen Center, Playground Center, Crafts, Dances and various other activities)*
*U.C. Cooperative, Agricultural Extension, Community Garden*
*Fremont Adult Education Center*
*Well Baby Clinic*
*Department of Social Welfare*
*Community Cultural Center*
*Sacramento City Library (Bookmobile)*
*Foster Youth Program*
*Boy Scouts of America*
*Planned Parenthood*
*Girl Scouts of America*
*Legal Aid for Elderly*
*Neighborhood Study Center*
*Sacramento Elderly Nutrition Program*
*Child Care Center*
*"PALS" Program*
*Asian Clinic*
*Senior Employment Program*
*Foster Grandparents Program*
*Income Tax Assistance Program*
*English for the Foreign Born*
*YWCA Program*
*Legal Aid Society*
*Tenant Committees*
*Senior Citizen Lounge and Club*
*Sacramento Women's Center*
*Sacramento Unified School District*
*Sacramento Society for the Blind*

# FOSTER GRANDPARENT PROGRAM



Grandma Fielding cuts a home made cake for her special children at John Muir School

A loving hug from his Grandchild, brings joy to Grandpa Black



Grandpa Anderson has the attention of the class as he tells a story

A warm heart and smile brings joy to Grandma Blacks Grandchild

*FOSTER GRANDPARENT PROGRAM, SENIOR COMPANION PROGRAM*

*GOLDEN ERA HANDICRAFTS (SENIOR HANDICRAFT COOPERATIVES)*

*PROGRESS REPORT SUMMARY-June, 1978*

## *FOSTER GRANDPARENT PROGRAM*

*Purpose of Service - To maintain part-time positions whereby low-income seniors, 60 years and older, are rendering supportive person-to-person services to children with exceptional needs in health, welfare, education and related settings.*

*Funding Sources*

1. *ACTION - Fiscal year 1976 - 1977, $120,434*
2. **County General Revenue Sharing*
   *October 1, 1977 - September 30, 1978, $87,685*

*Number of Foster Grandparents - 70 senior volunteers.*

*Number of Sites - 21 sites, residential settings, special education classes, pediatric wards, child care centers, head-start programs, day care centers, and private homes.*

*Staff - One Project Director, One Coordinator, Two Part-time Site Supervisors, One Office Manager (CETA), Two Part-time Typist-Clerks (SCSEP).*

## *SENIOR COMPANION PROGRAM*

*Purpose of Service - To maintain positions whereby low-income seniors, 60 years and older, are rendering supportive person-to-person services to adults with exceptional needs in health, welfare, education and related settings.*

*Funding Sources - *County General Revenue Sharng (see Foster Grandparent Funding) Area 4 Agency on Aging Title III - $38,813*

*Number of Senior Companions - 39 senior volunteers serving over 156 developmentally disabled and frail elderly homebound adults.*

*Number of Sites - 7 sites.*

*Staff - Same as Foster Grandparent Program.*

## *GOLDEN ERA HANDICRAFTS (Senior Handicraft Cooperative)*

*Background - "Golden Era Handicrafts" is a store-front operation located in the Morse Building in Old Sacramento. The outlet takes on consignment handicrafts made by seniors 55 years and above through the eight-county population of Area 4. The project began on November 28, 1975. Items sold are marked up 25% to cover handling, and to help defray the cost of the operation.*

*Purpose of Service*

*To provide an opportunity for seniors 55 years and above and senior organizations to secure additional income through an outlet that displays and sells craft items produced by the seniors.*

*To display items to the general public, thus demonstrating the talents and abilities of elderly citizens and reinforce the concept of their productive capabilities.*

*To provide a mechanism for all senior organizations to share in a fund-raising venture and to promote a positive image of the senior community.*

*To assist the Sacramento Foster Grandparent Program to become self-sustaining.*

*Number of Senior Handicrafters - Approximately 700 seniors are presently selling their handmade items through the store.*

*Number of Volunteers - Approximately 16 senior volunteers are contributing *Retired Senior Volunteer Program.*

*Total sales increased 45% during 1977 with a corresponding increase in handicraft earnings and Boutique income during 1977. Checks totaling $40,080 were mailed to the senior handicrafters for items sold, $10,594 in Boutique income was applied to the operation budget, and $3,048 was collected in California State Sales Tax.*

*Staff - One Operation Manager, One Assistant Manager (CETA), One part-time Bookkeeper (SCSEP), One part-time Outreach Coordinator (SCSEP), Five part-time Sales Coordinators (SCSEP), One part-time Typist/Clerk (SCSEP), One Intake Coordinator (SCSEP).*

*SCSEP - Senior Community Service Employment Program*

*Source of Funding - Federal Title III funds through Area 4 Agency on Aging and 25% mark-up of handicrafts.*

1725 "K" Street is one of the Location Site for the Nutrition Program

# Sacramento

# Elderly Nutrition Program

Provides Shopping Services, Driver Assisting Elderly Lady from the Van

# SACRAMENTO ELDERLY NUTRITION PROGRAM

## DEFINITION OF PROGRAM:

The SENP provides a hot, nutritionally balanced noon meal, Monday through Friday, to Sacramento area elders aged 60 and older. In addition to serving a nutritious meal, the program also provides an opportunity for older people, who may be lonely or isolated, to enjoy a social gathering and to gain access to many activities and services scheduled at the meal sites.

Service to homebound people aged 60 and over is also part of the Sacramento Elderly Nutrition Program. A "Meals-on-Wheels" division delivers over 100 meals by mini-bus each weekday directly to the homes of older persons who cannot come to congregate meal sites or who are unable to afford services of other agencies. SENP also provides grocery shopping assistance to homebound participants and acts as liaison between those elders and community Information and Referral Services.

## LOCATION OF SITES AND TARGET AREAS:

Three target areas, showing the most dense population of low-income elders according to 1970 census tracts, were initially established. Experience in program operation has shown a shift in the location of these areas of density and the program has expanded into new areas as funding became available. To avoid over-impact in any one area, the program limits service to approximately 10 percent of the older population in each area.

## NUTRITION SITES:

| | |
|---|---|
| 630 I Street (Riverview Manor) | 80 meals |
| 1725 K Street (Comstock Apartments) | 165 meals |
| 1318 E Street (Washington Plaza) | 50 meals |
| 6014 44th Street (Fruitridge Parks & Recreation Building) | 45 meals |
| 3565 9th Avenue (Shiloh Baptist Church) | 80 meals |
| 3271 Marysville Boulevard (Hagginwood Clubhouse) | 110 meals |
| 450 West El Camino Avenue (Stanford Settlement House) | 50 meals |
| 6800 Woodbine Avenue (Woodbine Site) | 70 meals |
| 2401 Riverside Boulevard (Japanese Buddhist Church) | 135 meals |
| 3400 Elvas Avenue (Senior Health Day Care Center) | 55 meals |
| 515 L Street (Calvary Luthern Church, Rio Linda) | 50 meals |
| 701 Fairgrounds Drive (Greenfair Towers) | 105 meals |
| 5029 Tyler Street (Citrus Heights) | 50 meals |
| 10400 Coloma Road (Rancho Cordova) | 64 meals |
| 816 Revere Street (New Helvetia) | 60 meals |
| C & Pine Streets (Delta Japanese Community Center, Walnut Grove) | 60 meals |
| Total | 1229 meals |

## ELIGIBILITY:

The only criteria for sharing a congregate meal is that a participant must be sixty years or older. A spouse under sixty is also eligible. Because the "Meals-on-Wheels" division is limited, stricter eligibility requirements are observed. Participation is restricted to low-income, homebound elders who live in the target areas and who are not eligible for other meal programs.

## COST OF MEAL:

A donation of fifty cents per meal is requested from each participant able to make such a donation. The SENP Project Council, made up of elected program participants and community members, approves the requested donation and eligibility criteria.

## GLOSSARY OF HOUSING TERMS

DHUD - Department of Housing and Urban Development.

PHA - Public Housing Authority, general term for all local authorities.

Housing and Community Development Act of 1974 -

C.D. - Community Development Block Grant Program under Title I of the Act.

H.A.P. - Housing Assistance Payment under Section 8 Title II of the Act.

Section 8 - Under Title II entitled "lower-income housing assistance" allows assistance payments to private owners for existing housing, substantially rehabilitated or newly constructed units.

Conventional Housing - Units owned by the PHA financed by the Federal Government on long-term notes (bonds). Examples are River Oaks and New Helvetia.

Turnkey Housing - New units leased or purchased by the PHA after construction has been completed by the private developer. Example, 1725 K Street, elderly high rise.

Section 23 - Established under the Housing and Urban Development Act of 1965 to provide "low-rent housing in private accommodations." The PHA leases private dwellings from a private landlord. Example, Woodbine complex and many scattered single family homes.

Line one rent - Maximum rent allowed by HUD that the PHA can pay in a lease to a private owner for use of his dwelling.

Fair market rent - Maximum rent allowed that the PHA can pay to the private owner under the HAP contract.

Section 8 income limits -

Low income - 80% of median income for locality as determined by HUD.

Very low income - 50% of median income. Of all the persons assisted under Section 8, 30% must be in this category.

A. C. C. - Annual Contributions Contract. This contract is between the DHUD and the PHA to cover the debt service and/or operating subsidies of units owned and leased by the PHA.

P. U. M. - Per unit month revenues vs. expenditures.

SNAP - Sacramento Neighborhood Assistance Program (Rehabilitation Loans)

SHOP - SNAP Home Ownership Opportunity Program

HOPE - Housing Opportunity Program for Elderly (Emergency Repair Grants)

## REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

In February, 1973, the City Council became the governing body of the Redevelopment Agency and the City Housing Authority. At the same time the Board of Supervisors became the governing body of the County Housing Authority. This action enabled the City Council and the Board of Supervisors to assume overall responsibility for the direction of the urban renewal and public housing programs in the City and County of Sacramento.

In 1974, by ordinances passed by the City Council and the Board of Supervisors, the Sacramento Housing and Redevelopment Commission was created to act both as a community redevelopment commission and a community housing commission. The function of the Commission is to work in an advisory capacity to the City Council and Board of Supervisors. Commission members were set at nine, four appointed by the Mayor with approval of the City Council; four appointed by the Board of Supervisors of the County; and one member appointed jointly by the Board of Supervisors and the Mayor with the approval of the City Council.

## REDEVELOPMENT IN SACRAMENTO

### In the Beginning

A 65-block portion of the Central Business District of Sacramento, once prime commercial land, was a classic example, as late as 1958, of an area victimized by the City's unbridled growth. The area, bounded by the Sacramento River on the west and the State Capitol Building on the east, was abandoned to the forces of neglect and changed land use. It contained one of the worst skid rows west of Chicago. Run-down hotels, dance halls, pawn shops and bars made up much of the area. One twelve-block area in particular had 167 bars and wine shops. Fights, stabbings, murders, prostitution and fires were daily occurrences.

Commercewise, the strong relationship between river traffic, railroads, industry and business no longer existed. Yet, the old pre-fabricated houses shipped by boat from the East Coast in the 1850's remained. They were dilapidated, occupied potentially valuable land, denied public access to a beautiful river, and seriously impaired the important western approach to California's capital city.

Since the late 1920's, the commercial center of this colorful and historically rich city -- largely a product of the gold rush days -- had moved eastward away from the deteriorating core. While the public financial burden of servicing the area was growing, tax revenue was decreasing each year.

Containing eight percent of the total city area and 7.5 percent of the population, the area had 26 percent of the fires, 36 percent of the juvenile delinquency, 42 percent of the adult crime and 76 percent of the tuberculosis cases.

1957

The Block Bounded By 4th To 5th
And "K" To "L" Streets.....

1963

And A Portion Of The Four Blocks Bounded By 5th To 7th And "N" To "P" Streets, In 1958 Before, And In 1964 After, Becoming A "Super-Block" Of Garden And Tower Apartments.

## The Beginning of Change

On February 3, 1950, the City Council designated the first 60-block Redevelopment Area No. One (enlarged to 62 blocks in 1951, 65-1/4 blocks in 1958, and to 75-1/4 blocks in 1961). In September, 1950, the City Council activated the Redevelopment Agency pursuant to the provisions of the California Community Redevelopment Law of 1945, and appointed five resident electors on December 14, 1950, to serve as Agency Members.

Given the responsibility of revitalizing the area by the City Council, the Redevelopment Agency began its first acquisition of property in September, 1956. Relocation of residents and businesses into standard structures, demolition of buildings, and resale of the land to developers, all in accordance with state law and the adopted Redevelopment Plan, followed.

## THE CONVENTIONAL RENEWAL PROCESS

This redevelopment process was a seven-phase operation with each phase dependent upon the other. They were: planning, financing, acquisition, relocation, rehabilitation or demolition site improvement, and disposition.

1. Planning. The Sacramento Planning Commission, with the cooperation of the Redevelopment Agency, selected one or more project areas within the designated redevelopment area and prepared a preliminary plan indicating, in general, the manner in which the area should be developed to conform to the City's master plan. The Agency, with the cooperation of the Planning Commission, undertook detailed studies including: analysis of building conditions and other blight factors; cost of acquiring property and other costs; potential re-use of cleared land; site, architectural and engineering plans; standards for redevelopers; relocation plan; financial plan; and legal documentation.

   After public hearings on the redevelopment plan had been held by both the Agency and the City Council, and after all necessary approvals had been made by the federal government, the Agency began fulfilling the provisions of the plan.

2. Financing. The major portion of the cost of planning a project was advanced by the federal government. However, as planning was completed and a loan and Grant Contract with the federal government was signed, these funds were to be repaid and the Agency had to demonstrate its ability to contribute its one-third share of the net project costs. This contribution may consist of cash or noncash grants-in-aid or a combination of both. The cash grant may be provided by tax allocation bonds or by general obligation bonds of the community. (Sacramento has utilized tax allocation bonds). The noncash grants may be in the form of donated land, demolition work, installation or construction of streets, utilities and other site improvements, or by provision of public facilities.

   The federal government makes progress payments on its two-thirds share of net project costs during execution of the project. Meanwhile, it also supplies interim operating funds by making direct loans or guaranteeing loans made to the Agency by private investors.

3. Acquisition. Acquiring land in an efficient and equitable manner was an Agency responsibility. Two independent appraisal reports were required prior to acquiring any parcel, and these reports were prepared by local qualified appraisers on a contract basis. Generally, no staff appraisals were made. Maximum acquisition prices were concurred in by the Department of Housing and Urban Development, with the established price being the Agency's opinion of the fair market value of each parcel of real estate.

4. Relocation and Community Services. One of the Agency's chief responsibilities was the adequate rehousing of all families and individuals, and business concerns which were to be displaced from a project area. This plan was approved by the federal government as a prerequisite to obtaining federal funds for urban renewal. Housing offered to occupants of an urban renewal area -- in addition to being decent, safe and sanitary -- must be reasonably convenient to places of employment and to service facilities; and rents or prices must be within their ability to pay. Suitable locations were also offered to displaced business concerns.

   During the execution phase of a project, the Community Services staff contacts each occupant - family, individual, or business proprietor. At this time, a Community Services representative begins to work closely with the occupant; his task is to encourage families and individuals to move into standard housing and business proprietors to plan for satisfactory moves before the vacate date, which is necessarily affected by demolition and land disposition schedules. Individual problems are considered promptly and carefully to avoid unnecessary hardship and anxiety. The Community Services representatives attempt to find satisfactory solutions to unique problems that affect the occupant's relocation through their ready access to services offered by supportive social service agencies and private organizations.

5. Demolition. As buildings were vacated, contracts were awarded to demolition contractors on a sealed bid basis.

6. Site Improvement. As demolition progresses and major portions of a project area were cleared, the physical aspects of site improvement began. This work included installation of utilities, sewer systems, storm drainage systems, curbs and gutters.

7. Disposition. After the land was cleared and assembled for new construction, it was sold to private developers. The criteria for selection of a redeveloper included many factors, some of which were originality of proposal, quality of design, compatibility with other construction in the project, economic soundness of proposal, and potential overall benefit to the City -- which is the major consideration.

   There are many methods which may be used in selling the land; sealed bid offering, public auction, and predetermined price -- to name a few. This Agency, however, has traditionally employed the method of negotiation under competitive conditions because of the flexibility which it allows the Agency and the redeveloper. This flexibility gives all parties an opportunity to justify their proposals in terms of their overall value to the redevelopment program.

   The purchase of the land and the building of improvements have to be in accordance with the redevelopment plan for the project in which the land is situated.

## *CAPITOL MALL PROJECT NO. 2-A*

*A 15-block portion of Redevelopment Area No. One was designated as the first project in February of 1954 and was called the Capitol Mall Project (Project No. 2-A). The final redevelopment plan for this area was prepared by the Redevelopment Agency and approved by the City Council in September 1955, after public hearings.*

*The redevelopment plan provides that the portion of the area fronting on K and L Streets, west of 5th Street, be developed for general commercial use as an extension of the Central Business District. Adequate off-street parking was included. The importance of safety and convenience for pedestrians was recognized by the planned elimination of vehicular traffic on K Street between 3rd and 7th Streets, and by the creation of a landscaped shoppers' mall (Downtown Plaza).*

*The plan to provide a pleasing entry to the City and a suitable approach to the State Capitol Building was fulfilled. Capitol Mall, formerly Capitol Avenue, has been widened with a median grass strip and trees along each side. State office buildings and a City parking structure stand on Capitol Mall east of the Capitol Mall Project boundary line. In the project itself, the Capitol Mall is bordered west to 3rd Street by buildings of appropriate dignity, including: Federal Building, I.B.M. Building, Wells Fargo and Crocker National Bank Buildings, the McKeon office building complex consisting of the Insurance Exchange Building and the State Chamber of Commerce Building, the Plaza Towers Office Buildings, and the Sacramento Union Development.*

## *FINANCING*

*The Capitol Mall Project required a temporary investment of approximately $16,500,000. Of this sum, about $8,400,000 was spent for the acquisition of real estate. Costs of demolition, site improvements (storm drainage system, streets, sidewalks, pedestrian mall, public utilities, parking facilities, etc.), interest cost of money borrowed, and administrative overhead expenses comprise the balance of the gross cost. The Agency expects to recover about $5,800,000 from the sale of cleared land, resulting in a net cost of about $10,700,000 in carrying out the project. Two-thirds (or less) of this cost is to be paid by a grant from the Department of Housing and Urban Development of the federal government, and the community's remaining one-third (or more) share is being provided by the Agency in the form of both cash and non-cash grants-in-aid. Non-cash grants consist of utility installations by the Sacramento Municipal Utility District and public parking facilities installed by the Agency or the City of Sacramento, all of which benefit the project.*

1957
Capitol Avenue Looking Easterly
From The Tower Bridge

I.B.M. Bldg and Wells Fargo Bank

State Chamber of Commerce Bldg.

Plaza Towers

## LOCAL FINANCING

To raise the cash locally needed for the project, a unique financing method authorized by State Law in 1954 was used for the first time. Instead of using City or County taxes, or even the credit of these governmental agencies, the Redevelopment Agency sold a $2,000,000 bond issue in August of 1956; (later refinanced with a new issue of $6.7 Million). The only security for these bonds was the expected increment in tax revenue which accrues as a result of new construction completed in the project area. With the cooperation of the City and County, the total assessed valuations in the project area was determined as of the fiscal year in which the Redevelopment Plan was adopted.

With new construction, the City and County continue to receive tax revenue based upon that produced by assessments existing before redevelopment began. The increase in tax revenues (estimated in Project No. 2-A to reach seven times that of the previous revenues) is deposited into a special fund, and from this fund the Agency bonds were serviced. The 15-block project prior to redevelopment produced $180,000 per year in property tax. By 1975 the same area was producing $1.6 Million per year and all bonds were paid off by July 1, 1976.

## HOTEL DEVELOPMENT

On July 18, 1976, the Redevelopment Agency entered into an Assignment Agreement with John Q. Hammons as the Developer of the 375-room, 15-story, $9 Million Capitol Plaza Holiday Inn Hotel now under construction on the 3-4-J-K block. This long awaited convention type hotel is scheduled to open May 1, 1978. Its location is adjacent to Interstate 5, Old Sacramento Historic Area, Macy's and Downtown Plaza Shopping Center.

For a complete list of completed and proposed Commercial and Residential developments, please refer to the Physical Development Progress Report listed under Exhibit "E" at the back of this report.

Pioneer House
[4th, 5th, "O" & "P" St's.]

Governor Square (east)
[5th, 6th, P & Q St's]

Governor Square (west)
[3rd, 4th, "N" & "P" St's.]

Capitol Tower
[5th, 7th, "N" & "P" St's.]

## Luxury Hîgh-Rîses and Garden Apartments within the Downtown Area

## CAPITOL MALL EXTENSION PROJECT NO. 3

On October 9, 1959, the Agency submitted to the Department of Housing and Urban Development the first part of its application to proceed with an additional 10-1/4 block area -- the Capitol Mall Extension Project (Project No. 3). This project, which borders the Capitol Mall Project on three sides, was planned for development of retail and office building facilities. The redevelopment plan for the project was adopted by the Redevelopment Agency on April 11, 1960 and by the City Council on June 16, 1960. The Agency started the project during March of 1961.

### Financing

Net costs of this project will also be shared two-thirds (or less) by the federal government and one-third (or more) by the Agency.

In August of 1963 the Agency sold its second issue of tax increment bonds to provide cash needed to supply the local share of costs of the Capitol Mall Extension Project. The principal amount of the 30-year callable bonds sold was $2,800,000. This issue sold at 3.9% -- a very favorable rate. Tax revenues three to four times those prior to redevelopment were expected to service the bonds and retire them in approximately 20 years. However, with passage of Proposition 13, it may require the full 30 years for their retirement.

### Commercial Area

The area bounded by 3rd-7th-J and L Streets was reconstructed with retail-commercial establishments and office buildings. The development of the area was designed to accomplish complete separation of pedestrian and vehicular traffic by the construction of Downtown Plaza on K Street, the construction of a two-block underground parking garage between 5th-6th-J and L Streets, and by converting the interior streets to pedestrian malls.

### Downtown Plaza Mall

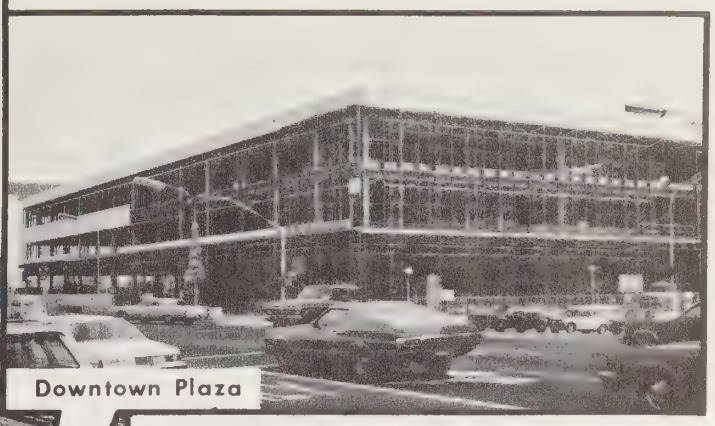
Construction of the $450,000 first phase of the pedestrian mall between 4th and 5th on K Street began in November 1967 and was completed in August 1968. The second phase, from 5th to 7th Streets, began in the spring of 1971. The $1 million cost of the three-block mall was shared by the Redevelopment Agency and the federal government.

Victor Gruen Associates, the internationally famous architectural-planning firm, was the designer of the mall. The architects have described the mall as a "plaza -- a place for people to congregate, a place for functions, exhibits and concerts, as well as for rest in an atmosphere of beauty." The mall has been designed as a sequence of spaces with an eye to the people who will move through them. It has fountains, reflecting pools, jet fountains, full-grown trees, pleasant rest areas, life-size sculptured animals in a children's play area, and an amphitheater with surrounding step and bench seating for 400 people.

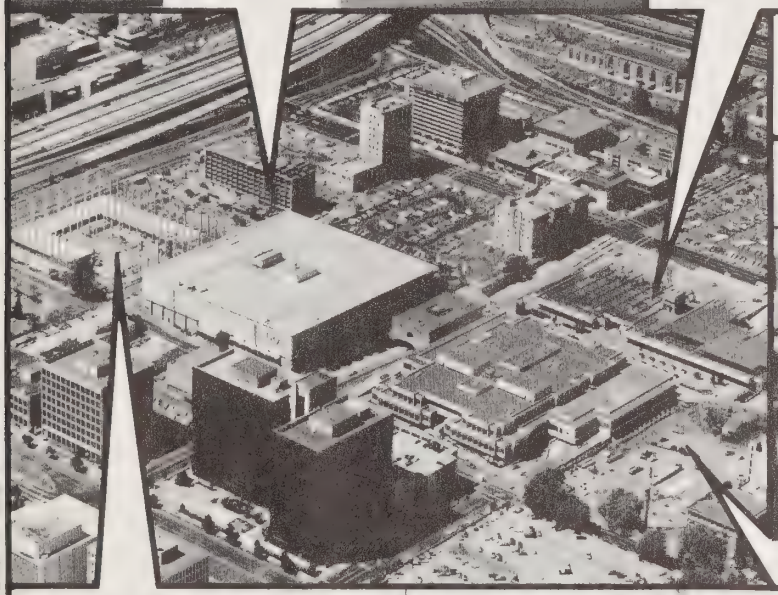
The play sculpture in the children's area includes: a 30-ton serpent slide, a momma and two baby bears, seven otters, a hippopotamus, and five ostriches. The sculpture, suited for climbing, is made of concrete.

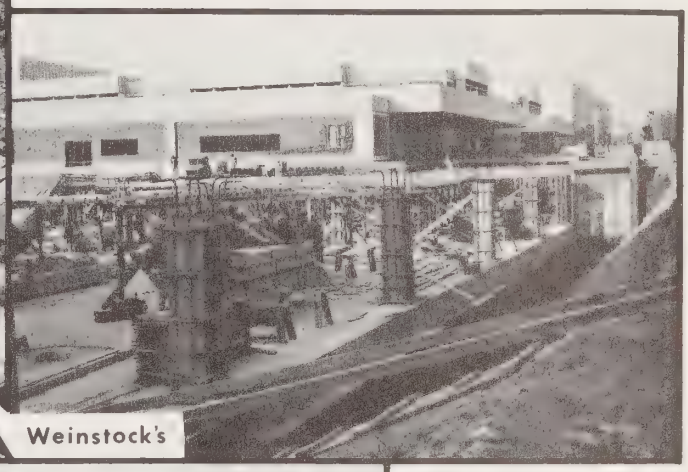
The primary trees are Chinese elm, zelkova, crepe myrtle, and evergreen pear. Pots adding sculptural elements to the floor surface display azaleas, camellias and seasonal flowers.

Holiday Inn



Downtown Plaza





Weinstock's

Parking Garage

Riverfront Plaza
Condominium

# Downtown Construction in 1978

*Downtown Plaza lighting has been scaled to pedestrian needs. The warm low-key incandescent lights are mounted on handsome posts, each post topped by five 18-inch round balls. Light posts are designed to look as pleasant during the day as they do at night and to add dimension to the street scene. The pools, trees and flowers are lighted by small lamps to heighten the contrasting materials and landscape.*

## *Downtown Plaza Properties*

*A group of developers know as Dowtown Plaza Properties (DPP) has been developing four blocks in the commercial area adjacent to Downtown Plaza Mall and two blocks on Capitol Mall. The $50 Million six-block development has been phased over a period of years.*

*DPP completed construction of a two-level underground public parking facility with 1,200 spaces in the two-block area bounded by 5th-6th-J and L Streets. Upon completion, this development was purchased by the Redevelopment Agency who turned it over to the City of Sacramento for operation. Shortly thereafter, construction commenced on the $7-1/2 Million retail complex located on the lid of the garage. This complex has over 200,000 square feet of rental space for a variety of shops at mall level and offices at the second level.*

*DPP is presently negotiating with Liberty House to lease 80,000 square feet on the 6-7-J-K block.*

*DPP has also completed two 14-story office towers (Plaza Towers) located on the block bounded by 5th-6th-L Streets and Capitol Mall and is committed to build additional offices on the 3rd-4th-Capitol Mall-N Street block. The firm has also developed a Bank Building at the southwest corner of 4th Street and Capitol Mall.*

*Most recent construction includes a 50,000 square foot second floor addition to Downtown Plaza (5th-6th-north of K) to be leased to HUD as office space and a 90,000 square foot, 3-story office building located on the north half of the same block.*

## *Sacramento Union Complex*

*In 1967, ground was broken for the Sacramento Union development on the block bounded by 3rd-4th-L Streets and Capitol Mall. Dedication for the completed development was held in 1968. The structure consists of a 72,000 square foot office building and a 45,000 square foot newspaper production facility. The Sacramento Union returned to the downtown area after an absence of more than 40 years.*

# Downtown Plaza Mall

[ 3rd to 7th street ]

## *CAPITOL MALL RIVERFRONT PROJECT NO. 4*

*On January 23, 1963, the Department of Housing and Urban Development approved the Survey and Planning Application for the Capitol Mall Riverfront Project (Project No. 4). This approval authorized the Agency to proceed with the lengthy planning process necessary before the start of property acquisition.*

*After extensive studies and plans were completed, the Agency submitted, on June 12, 1964, its Part I of the Application for Loan and Grant for the project. Approval of the Application was received on October 5, 1965. The Contract for Loan and Grant was executed on April 5, 1967. The proposed project represents the third and final phase in the revitalization of Redevelopment Area No. One.*

## *PLANNING*

*The general boundaries of Project No. 4 are: the Sacramento City Limits on the west; redevelopment Projects Nos. 2-A and 3 on the east; S Street on the south; and the Southern Pacific Railroad depot and freight yards on the north.*

*For a project area to qualify for federal assistance, at least 20 percent of the buildings in the area had to contain one or more deficiencies and the area itself had to contain two environmental deficiencies. Leonard S. Mosias, A.I.A., conducted a structural survey and determined that 78 percent of the buildings in the proposed project area were structurally substandard to a degree warranting clearance. The standards for his survey were the 1961 Uniform Building Code, 1961 Housing Code, and other applicable codes and ordinances.*

*The redevelopment plan for the project conforms in principle to the General Plan for the City adopted by the Planning Commission on July 28, 1959. It represented more detailed planning for the future pattern of development for this particular area.*

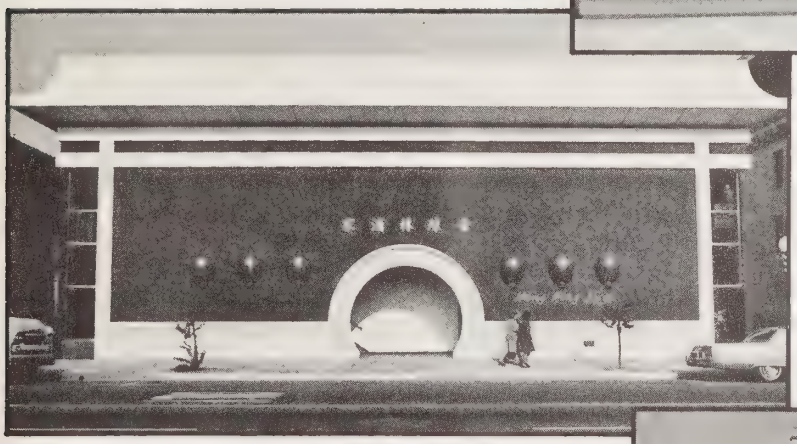
*The proposed land uses were the result of a series of studies financed by various governmental agencies involved with the program and conforms to the "Sacramento Central City Study" by Leo A. Daly and Associates, adopted by the Council in 1961 as a general guide for the planning of the Central City area.*

*The land uses of the project include:*

*General commercial*
*Residential-Cultural*
*Special Commercial*
*Residential*
*Historic-Commercial*
*Heavy Commercial*
*Public*

*The major elements of the project are the Old Sacramento Historic Area, Chinatown development, an Arts and Cultural Center, a Heavy Commercial Corridor, and a residential district near Capitol Towers (Project No. 2-A).*

Chinatown Mall



Hong King Lum

Soo Yuen

Hongkong Bank

## CHINATOWN

[3rd, 5th, "I" & "J" St's.]

## *Site and Project Improvements*

*An important phase in the renewal of the project area has been the modernization of public utilities and facilities. There have been several utility systems that vitally needed revamping. The storm drainage and sewer and water distribution systems were the most important falling within this category. Unsightly aerial cables for the fire alarm system and the electrical distribution system have been replaced with underground utilities. The existing street lighting system installed over 45 years ago was obsolete and, hence, inadequate for existing traffic conditions. The plan developed new fluorescent luminous street lights through the project, with the exception of the proposed Historic Area.*

## *Financing*

*As with other Agency projects, this project was carried out with federal financial assistance on the two-thirds/one-third basis, pursuant to the provisions of Title I of the Housing Act of 1949, as amended to date.*

** ** **

## *LAND USES*

### *Chinatown*

*A new "Chinatown" has been constructed on the two blocks bounded by 3rd-5th-I and J Streets. The development is centered around the Confucius Temple located at 4th and I Streets. Nine parcels were involved, ranging in square footage from 2,400 to 84,000 -- with development costs from $120,000 to $4 Million. All buildings have oriental architecture and many used materials imported from Hongkong and Taiwan.*

*Chinatown provides 187 units of low-moderate elderly apartments, 72 low-moderate family apartments, commercial stores, offices and restaurants, and is serving as a base for the many Chinese family associations.*

*In 1865 all streets in the Chinatown area and neighboring vicinity were elevated to protect buildings against flooding; thus, the natural terrain of the ground level is eight feet lower than the sidewalks or street level. At this lower level, a landscaped pedestrian mall was constructed. The mall features a multipurpose plaza for the shoppers and residents of Chinatown. Baronian and Danielson, landscape architects from San Francisco, were the designers of the mall.*

*All parcels in the Chinatown development are separated by the mall and landscaped courts. Chinese shops, restaurants and offices are on the lower level, additional commercial enterprises on the street level, and family association headquarters at the upper level of some structures.*

*Each of the two Chinatown blocks represent $5-1/2 Million of construction for an $11 Million total investment and a 1978 market value of $15 Million.*

# OLD SACRAMENTO

## OLD SACRAMENTO HISTORIC AREA

The Old Sacramento Historic Area, a National Registered Historic Landmark, is being recreated by selecting significant phases of the past from the 1850's through 1870's for restoration and reconstruction. Implementation is being achieved by restoring existing historical buildings and reconstruction of buildings on their original sites.

Old Sacramento is under the jurisdiction of two primary public entities. Two-thirds of the area is under the guidance of the Sacramento Housing and Redevelopment Agency under a federally funded urban renewal program. This program is part of the downtown urban renewal program encompassing the Capitol Mall Extension (Project No. 3) and Capitol Mall Riverfront Project (Project No. 4). The Agency sells the parcels to private investors and they in turn restore the historic structures authentically according to the Agency's guidelines. The other one-third is under the jurisdiction of the State of California which will own, implement and occupy its portion.

The historic area, comprising approximately 28 acres along the banks of the Sacramento River, is adjacent to the downtown central business district. Boundaries are the Sacramento River on the west, Capitol Mall on the south, I-5 freeway on the east, and the I Street Bridge on the north.

As the historic area was a blighted area, housing one of the worst skid row areas in the West, its revitalization is a great enhancement to the Sacramento community. Prior to redevelopment the total area had a worth of approximately $2 Million. Upon completion $60 Million will have been spent on its restoration, adding significant tax dollars to the community. More importantly, Old Sacramento is one of the largest historic preservation projects in the United States with its preservation documenting important events such as the start of the Pony Express, the Central Pacific Railroad and the California Goldrush. Adding to the new businesses, restaurant and shops, the area is attracting tourists and visitors as a leisure time activity as well as a bustling business center. Three million tourists per year are estimated to visit Old Sacramento upon its completion.

### PRIVATE INVESTMENT

As of October, 1978, private investment totaled $27 Million in completed projects, while public construction totaled $8 Million. Fifty-eight buildings have been restored and/or reconstructed, and three projects are presently under construction totaling $12,780,000. Twenty-two other buildings are under contract with private developers where construction has not yet begun. Approximately one hundred seventy-five businesses are operating in the completed buildings, including over one hundred retail shops, fifty offices, and eighteen restaurants and saloons. Upon completion, approximately twenty-five major restaurants will be in operation.

### WATERFRONT

The waterfront development will be constructed in two phases, with Phase I landscaping having been completed in August, 1976, while the Phase II master plan contract was awarded on August 15, 1978 to the Spink Engineering Co. The Agency also has a tentative agreement with Parthenius, Ltd. for the reconstruction of the historic riverboat "Parthenius". The boat will be permanently moored at the foot of J Street and will be occupied by an 8,000 square foot restaurant.

*RAILROAD MUSEUM*

*In March, 1975, the State Public Works Board approved $221,500 in preliminary funds for the planning fo the Railroad Museum in Old Sacramento. The first phase of the museum, the Cental Pacific Passenger Station, was completed by July, 1976, and piles for the $12 Million principal museum were driven during late summer, 1978. Low bidder on the 99,000 square foot structure was Nielsen-Nickles Co. of Sacramento. Development funds will be provided by the State Parks bond issue approved by voters in June, 1974. The Pacific Coast chapter of the Railway and Locomotive Historic Society, which owns forty pieces of railroad equipment, will be the major contributor to the museum.*

I. *Old Sacramento Status Summary, Box Score as of October 1, 1978*

| | | | |
|---|---|---|---|
| A. | *Completed Projects* | *36 (representing 58 buildings)* | *72%* |
| B. | *Projects Under Construction* | *2 (2 buildings)* | *4.5%* |
| C. | *Projects in Planning Phase* | | |
| | *Final Construction Plan* | *5 (11 buildings)* | *10%* |
| | *Preliminary Plans* | *2 (4 buildings)* | |
| D. | *Owner Participation Buildings not Started* | *2 (3 buildings)* | *4.5%* |
| E. | *Agency Owned Parcels (not Under Contract)* | *4 (4 buildings)* | *9%* |
| | | *51 (81 buildings)* | *100%* |

II. *Private Redevelopers*

*By virtue of the land disposition contracts, the Agency has important monitoring functions concerning the private redeveloper's compliance with these contracts and the deed restrictions. This monitoring will continue for the term of the redevelopment plan which is 30 years and terminates in 1996 with provisions for extensions. There are 51 private projects (contractual relationship) to be monitored.*

III. *Service Courts*

*Each land disposition contract has a Phase II development obligations. Each redeveloper is to participate in the purchase, development and maintenance of a service court adjacent to his facility for utilities, garbage, storage, deliveries, etc. There are 6 of these throughout Old Sacramento, and the development and maintenance programs are to be developed with maximum coordination with the private investors involved.*

IV. *Public Improvements*

A. *Presently, the following public improvements are in place:*

1. All board sidewalks with the exception of 235 lineal feet on the south side of L Street between 2nd Street and the alley.

2. All gaslights are in place with the exception of those that are going into the Pony Express Plaza; those lighting the entrance to the alleys and along the waterfront.

3. All street work is completed with the exception of I Street between Second and Front Street, and Front Street between I and J Streets. This area is State Park frontage and final determinations have not yet been made concerning the State or the Agency's funding of the street gutters/sidewalk improvements.

B. In addition to the above specifically mentioned items, the following public improvements need to be planned and developed:

1. Waterfront - master plan which will include treatment of the flood wall, docking, historic ship placement, landscaping, etc.

2. Alleys - (Two remaining).

3. Parking - the Agency is obligated pursuant to the land disposition contract to develop parking to satisfy the square footage/use needs. With the development of the South Parking Garage, 840 permanent parking spaces are in place.

Other permanent parking facilities include milti-decking the I-5 freeway lot between I and J Streets and use of the 1350 space garage being constructed on the 3-4-K-L block.

V. State Park

A. The Agency's role in dealing with the State Park is to encourage and cooperate in the development of the Old Sacramento State Historic Park. The following improvements were completed and operable as of October, 1978.

1. Eagle Threatre - used for "period" theatre and functioning as a museum.

2. The B.F. Hastings Building serving as a "house museum" depicting the California Supreme Court Chambers, and a communication museum including the Pong Express story and a Wells Fargo Branch Bank.

3. The Passenger Station of the California State Railroad Museum.

4. The Pony Express Plaza and monument.

VI. Miscellaneous

As an amplification of the Agency's monitoring role of Old Sacramento, there is the need for continuation of the coordination and instigation of numerous activities involving special events; street vending, publicity, etc., extremely important ingredients in the successful growth and development of the historic area. This is a unique role for the Agency/City to be playing

in relationship to other parts of the City, but it is vital to the successful development and operation of Old Sacramento to continue this monitoring activity. Old Sacramento must not be looked upon as just another part of the City or County, but must be given much more enthusiastic and imaginative attention on the part of not only the Agency/City, but the California State Parks and Recreation, in addition to the private commercial efforts of the Old Sacramento Citizens and Merchants Association and other historic area participants.

## HEAVY COMMERCIAL CORRIDOR

Heavy commercial and wholesale outlets formerly had been heading for the suburbs in greater numbers because of a scarcity of close-in sites adequate for their operations. To combat this problem and to correct blight conditions, the "Heavy Commercial Corridor" was reconstructed in the 15-block area between 2nd-10th-Q and S Streets.

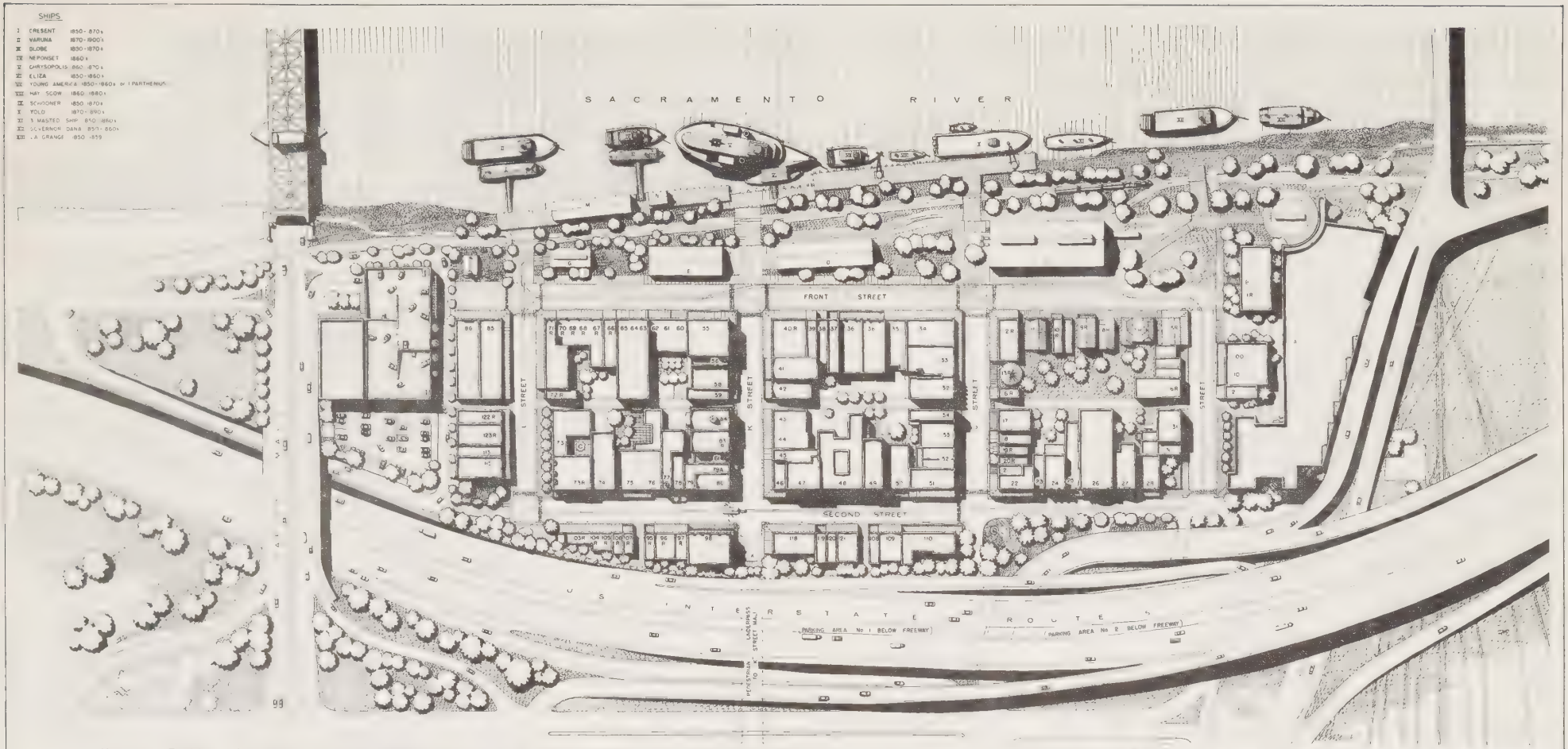
Many commercial property owners formerly located in the project area were given an opportunity to take part in the redevelopment of the area. Where owners were unwilling to renovate their property to meet redevelopment and code standards, the properties were acquired and offered to developers who would meet the standards. Upgrading the area resulted in more than $6 Million in new construction in 25 projects.

## RESIDENTIAL

The final major land use within the project area is designated "Residential" and includes the 200 Governors Square townhouses and apartments developed by Robert Powell at a cost of $5 Million, and 91 condominium units known as Riverfront Plaza which went under construction in September, 1978. The latter project is located between P-Q-3rd Streets and Interstate 5. Total sales value will be $9 Million.

The residential units in Project No. 4 are adjacent to the Capitol Towers Complex, 413 garden and high-rise apartments, Pioneer I, a 140-unit Elderly Complex at the northwest corner of 5th and P Streets, and 198 elderly units of Pioneer II at the northeast corner of 5th and P Streets. The latter is a combined market rate and Section 8 program funding. Total cost of the development was $6 Million.

Riverfront Plaza, a 91 unit Condominium project is the latest residential complex to go under construction. The $nine million development located between P-Q-3rd-I5 should be completed during the summer of 1979, providing the first for sale units in the Redevelopment project. Units will sell in a wide range of $60,000 to $150,000.




## Key to Building Numbers

SUFFIX 'R' ON PLAN INDICATES RECONSTRUCTION ALL OTHER BUILDINGS ARE RESTORATION • IN KEY INDICATES BUILDINGS TO BE DEVELOPED BY STATE DEPT OF PARKS AND RECREATION

- CITY HALL & WATER WORKS
- • 2 DINGLEY SPICE MILL
- 3
- 4
- • 5 HENSLEY-READING & CO
- • 6 F ODGEN
- • 7 PEOPLES MARKET
- • 8 HOTEL DE FRANCE
- • 9 CITY HOTEL
- • 10 T MC DOWELL & CO
- • 11 EAGLE THEATRE
- • 12 S TAYLOR BUILDING
- • 13 ROUND TENT
- • 16 WARREN'S SEED STORE
- 17 BENNETT'S MASONIC HALL
- 18 SACRAMENTO UNION
- 19 MAGNOLIA SALOON
- 20 LORD'S RESTAURANT
- 21 HAINES BUILDING
- 22 SAZERAC BLDG & BLUE WING SALOON
- 23 OUR HOUSE SALOON
- 24 BAKER HAMILTON BUILDING
- 25 BARNUM HOTEL
- 26 HALL, LUMRS AND CO
- 27 SCHROTH BUILDING
- 28 FOSTER SALOON
- 31 MECHANICS' EXCHANGE
- 32 VERNON-BRANNAN HOUSE
- 33 BRANNAN BUILDING
- 34 BRANNAN BUILDING
- 35 BOOTH BUILDING
- 36 BOOTH BUILDING
- 37 LEGGETT ALE HOUSE
- 38 UNITED STATES HOTEL
- 39 NEW YORK DRUG STORE
- 40 BOYD & DAVIS
- 41 HOWARD HOUSE
- 42 LADY ADAMS BUILDING
- 43 HARRIS BUILDING
- 44 WINKLE BUILDING
- 45 UNION HOTEL
- 46 BANK EXCHANGE BUILDING
- 47 UNION HOTEL
- 48 ORLEANS HOTEL
- 49 ADAMS EXPRESS BUILDING
- 50 ARCADE HOTEL
- • 51 HASTINGS BUILDING
- 52 GREGORY BUILDING
- 53 PIONEER HALL AND BAKERY
- 54 CITY MARKET
- 55 WHAT CHEER HOUSE
- 56 KING, BARROLL & CO.
- 57
- 58 NATIONAL HOTEL
- 59 WINKLE BAKERY
- 60 STEVENS, CHESLEY & CO.
- 61 HILL, CLARK & CO.
- 62 LAMBARD FLOUR MILLS
- 63 SACRAMENTO CRACKER CO.
- 64 SACRAMENTO CRACKER CO.
- 65 SACRAMENTO CRACKER CO
- 66 BROOKLYN HOTEL
- 67 CLINE & CO
- 68 STROLSS & CO
- 69 EAGLE MILLS
- 70 ADAMS MC NEIL & CO
- 71 ADAMS MC NEIL & CO.
- 72 W F BROWN HOTEL
- 73 CLARENDON HOTEL
- 74 PACIFIC STABLES
- 75 SKAGGS BUILDING
- 76 SKAGGS BUILDING
- 77 SACRAMENTO ENGINE CO NO 3
- 78 GOODELL'S CARPENTER SHOP
- 79 RIVETT-FULLER BUILDING
- 80 DEMOCRATIC STATE JOURNAL
- 81 PENDERGAST STORE
- 82
- 83 EMPIRE HOUSE
- 84 EBNERS HOTEL
- 85 STANFORD BROTHERS WAREHOUSE
- 86 CAVERT BUILDING
- 95 LATCHER BUILDING
- 96 CORNWALL BUILDING
- 97 FREY BUILDING
- 98 FRATT BUILDING
- • 100 BIG "4" BUILDING
- • 101 BIG "4" BUILDING
- 102
- 103 JESSUP BUILDING
- 104 ALDRICH BUILDING
- 105 RODGERS BUILDING
- 106 CIENFUEGO BUILDING
- 107 STILL, CONNER & CO.
- 108 PIONEER TELEGRAPH BUILDING
- 109 SMITH BUILDING
- 110 HEYWOOD BUILDING
- 111
- 112
- 113 E P FIGG
- 114
- 115 RIALTO BUILDING
- 118 MORSE BUILDING
- 119 ST CHARLES STORE
- 120 CARPENTER BUILDING
- 121 SADDLE ROCK RESTAURANT
- 121A
- 122 FASHION SALOON
- 123 DIANA SALOON

# OLD SACRAMENTO

A REGISTERED NATIONAL HISTORIC LANDMARK

- • A CALIFORNIA STATE RAILROAD MUSEUM HISTORY BUILDING
- B CITY, COUNTY HISTORICAL MUSEUM
- • C CSRR ARCADE PASSENGER STATION MUSEUM
- D CENTRAL PACIFIC FREIGHT DEPOT
- E STEAM NAVIGATION BUILDING
- F
- G HISTORIC STREET CAR BARN
- H SOUTH PARKING GARAGE
- I HISTORIC SCHOOL MUSEUM
- J THEODORE JUDAH MONUMENT AND PLAZA
- K PEDESTRIAN UNDERPASS TO DOWNTOWN PLAZA AND K ST MALL
- L SOPHIE COMSTOCK PONY EXPRESS MONUMENT AND PLAZA
- M CSNC/CPRR WORKSHOP-WAREHOUSE
- N CSNC/CPRR STEAMBOAT OFFICE

## PICTORIAL PLAN

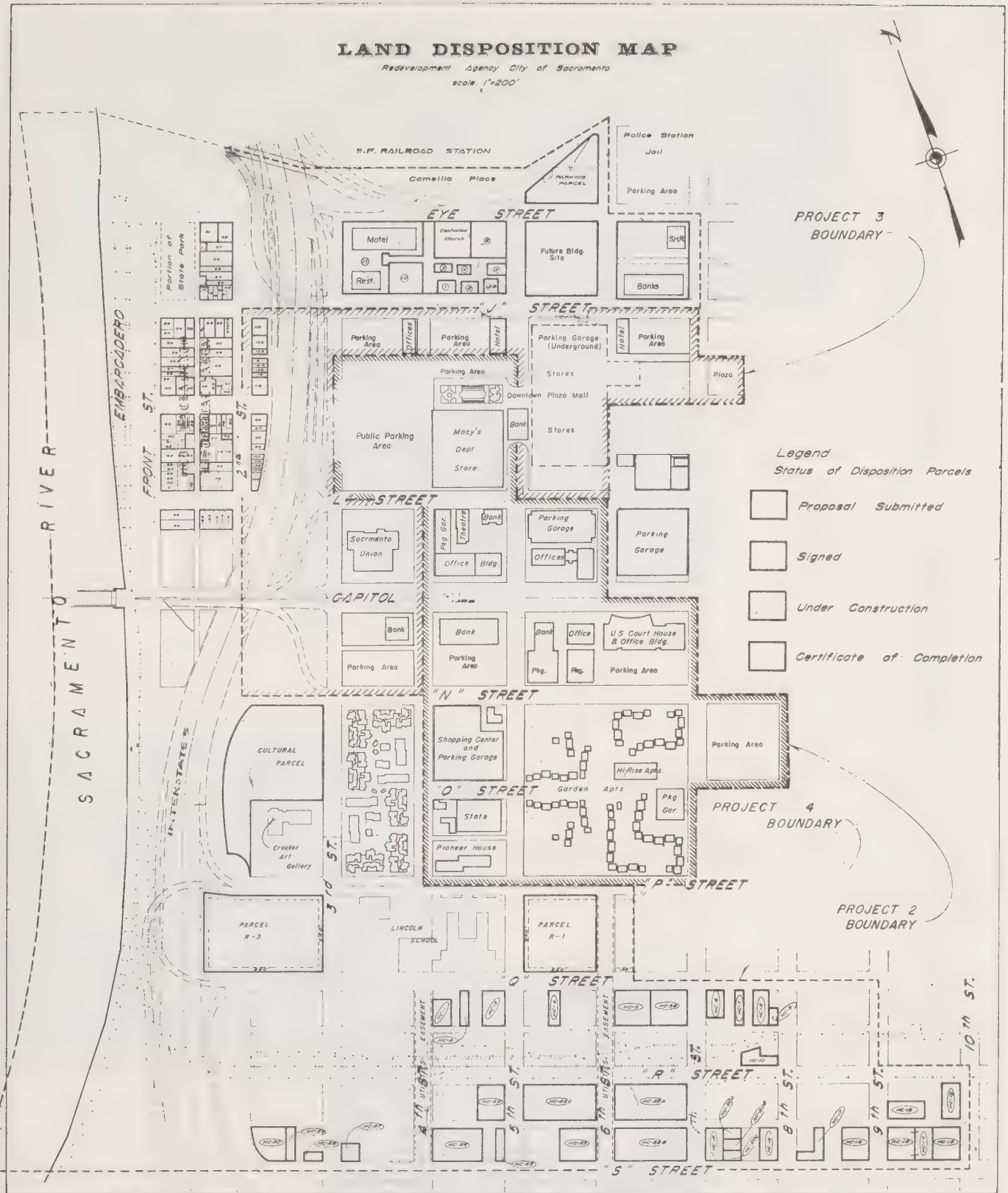
SACRAMENTO HOUSING and REDEVELOPMENT AGENCY

DATE: MAY 31, 1973
REVISED OCT 16, 1973

# LAND DISPOSITION MAP

*Redevelopment Agency City of Sacramento*

*scale 1"=200'*

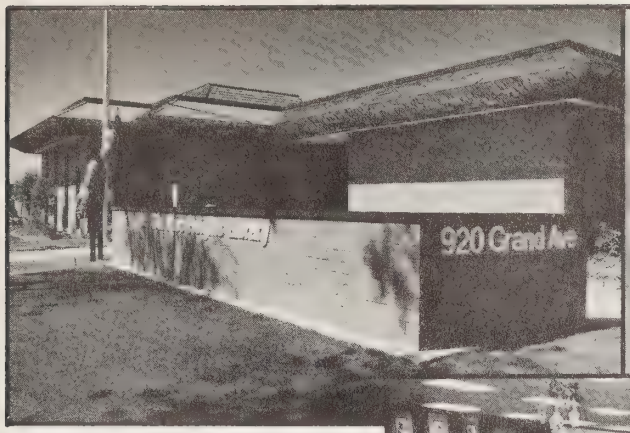


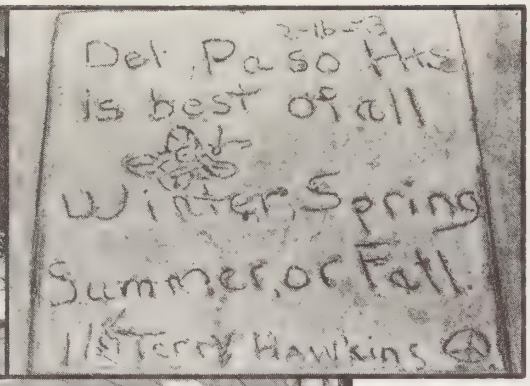

CHINATOWN — HEAVY COMMERCIAL CORRIDOR —

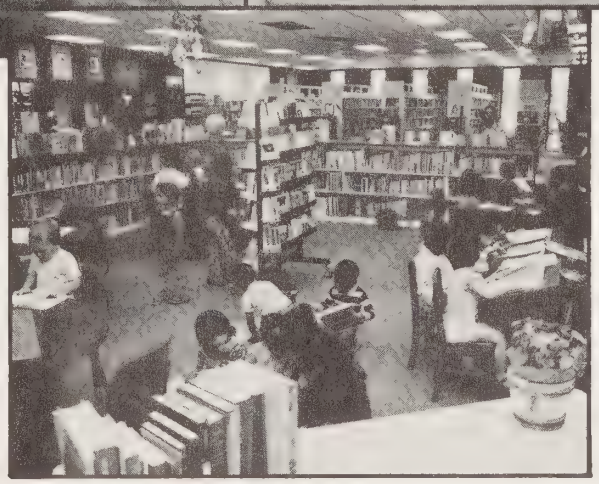
RESIDENTIAL

MEXICAN CENTER

REVISED 8-6-75 DJC



**Library**
**[920 grand ave.]**

# DEL PASO HEIGHTS

## community development

**Elderly Complex**
**(40 units)**
**[2735 cypress st.]**

## *DEL PASO HEIGHTS COMMUNITY DEVELOPMENT PROGRAM*

### *PROJECT NO. 5*

*The Del Paso Heights Neighborhood Development Program (NDP) was approved by the Department of Housing and Urban Development on April 1, 1970 and funds were made available to the Agency in July of that year.*

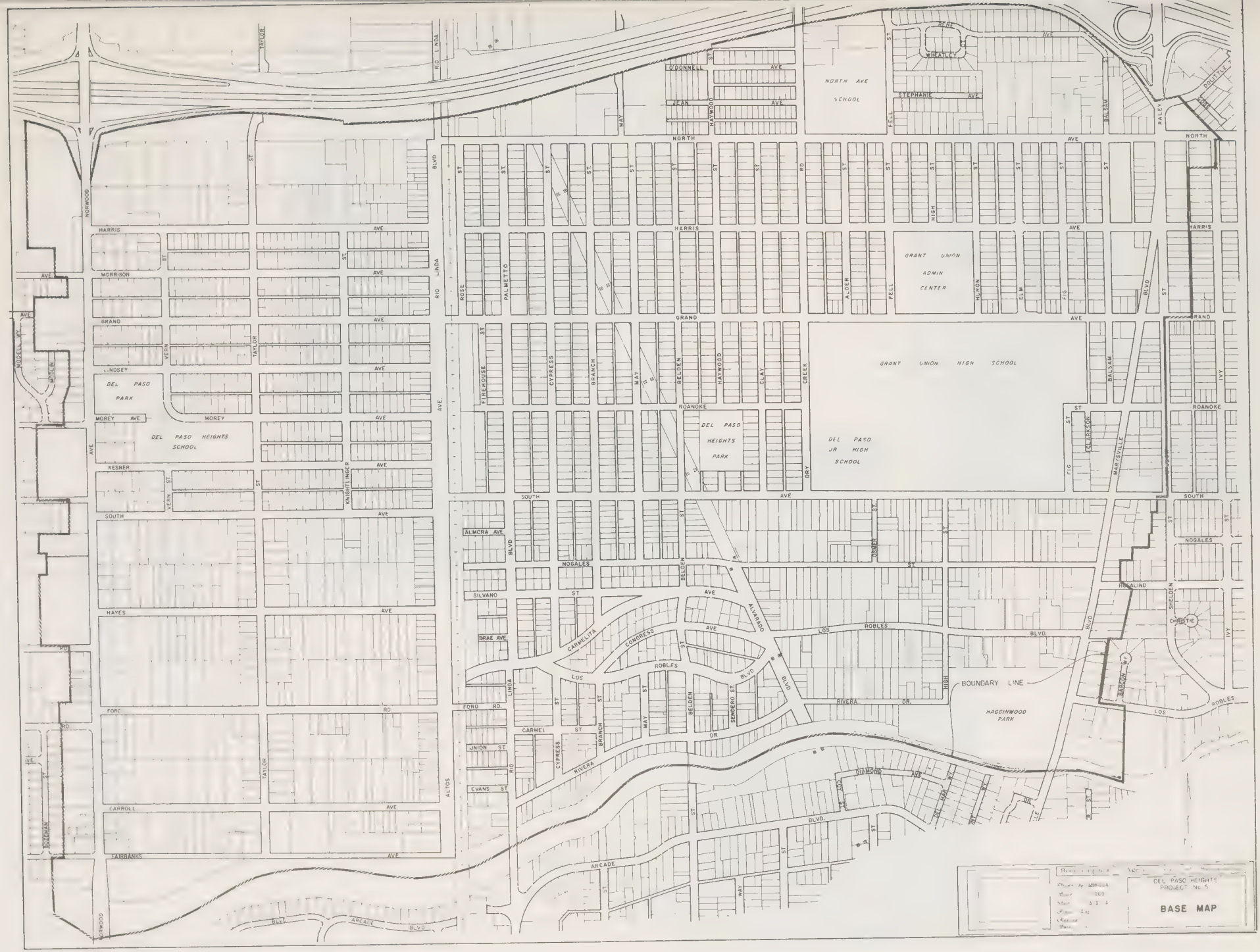
*The project area is comprised of 1,000 acres and contains about 8,000 persons, mostly in single-family homes. Fifty percent of the population is White, fifty percent Black, with a few Mexican-Americans. One-third of the buildings have been classified as standard, one-third as rehabilitation feasible, and one-third as substandard; and these buildings are scattered rather evenly throughout the area.*

*The first year eight-block target area, bounded by Dry Creek Road, May Street, Grand Avenue and South Street, was an area where 98 percent of the population of 300 was Black. The activities for the first year included construction of 18 units of rental housing, the rehabilitation of 25 homes, the demolition of 35 substandard homes, construction of 50 new single-family homes on existing vacant land and Agency-acquired lots, improvements to existing park and new park extension, and the construction of new streets, sidewalks, storm drains and street lights throughout the entire area. The cost of these activities was $1,063,427.*

*The second target area was a twelve-block area adjacent to the first year project, extending to Rio Linda Boulevard on the west. The activities for the second year included construction of a new branch library, clearance of land for 40 units of multi-family housing and 40 units of elderly housing which was completed in March, 1976, rehabilitation of eight homes, demolition of eight substandard homes, construction of thirteen single-family homes on existing vacant land and Agency-acquired lots, and construction of new streets, sidewalks, storm drains and street lights on Grand Avenue and Rio Linda Boulevard. The cost of second year activities was $1,125,000.*

*The third, fourth and fifth year activities were carried out in the second target area due to a cutback in funds. Third year activities included construction of a Neighborhood Health Center, acquisition of land for a proposed shopping center, demolition of six substandard homes, construction of a cross-over street, rehabilitation of eight homes and construction of one new single-family home. Fifth year activities included demolition of six substandard homes, construction of five new single-family dwellings, reconstruction of South Avenue with sidewalks, curbs and gutters and street lights. The cost of third year activities was $800,000; fourth year activities cost $524,000, and extended fourth year activities approximately $594,000.*

*First year Community Development funding (1975-76) was $524,700 for street improvements along Cypress, Palmetto, Rose, Harris and North. Second year C.D. (1976-77) funding amounted to $682,900 for housing rehabilitation grants and limited acquisition of substandard housing, in a six-block area bounded by Taylor, Rio Linda, Harris Avenue and Lindsey Avenue.*


DEL PASO HEIGHTS PROJECT No. 5
BASE MAP
NORTH AVE SCHOOL
GRANT UNION ADMIN CENTER
GRANT UNION HIGH SCHOOL
DEL PASO JR HIGH SCHOOL
DEL PASO PARK
DEL PASO HEIGHTS SCHOOL
DEL PASO HEIGHTS PARK
HAGGINWOOD PARK
BOUNDARY LINE
HARRIS AVE
GRAND AVE
MORRISON AVE
LINDSEY
MOREY AVE
KESNER
SOUTH AVE
HAYES AVE
FORD RD
CARROLL AVE
FAIRBANKS AVE
NORTH AVE
ROANOKE
NOGALES
ROSALIND
ALMORA AVE
SILVANO
BRAE AVE
LOS ROBLES BLVD
RIVERA DR
DIAMOND AVE
ARCADE
UNION ST
EVANS ST
CARMEL
ORO LOMA
ALTOS
NORWOOD
TAYLOR
RIO LINDA
ROSE
PALMETTO
FIREHOUSE
CYPRESS
BRANCH
MAY
BELDEN
HAYWOOD
CLAY
CREEK
DRY
ALVARADO
CARMELITA
CONGRESS
SENDERO ST
LINDA
FELL
HIGH
ELM
FIG
BALSAM
IVY
MARYSVILLE
CLARKSON
SHELDON
CHRISTIE
BARON
MODELL
MARLIN
VERN
KNIGHTLINGER
GOZEMAN
WHEATLEY
STEPHANIE
O'DONNELL
JEAN
HAWOOD
DOOLITTLE
RALEY
BALSAM

Zapata Park with 143 Apartment Units around it, [Washington Square I & II]
(D,E,8th & 10th Streets)

# ALKALI FLAT

## community development

*Third year C.D. (1977-78) funding is $645,300 for the following activities: PAC budget, street improvements through assessments, economic feasibility study, a self-help painting and beautification program, EIR/EIS report, and low interest housing rehabilitation loans and grants.*

*Fourth year C.D. activities (1978-79) consists of a total budget of $782,250 which represents: PAC budget and public improvements (streets, curbs, gutters, etc.) for streets bounded by North, Grand, Belden and Clay.*

*In addition to the above, the Del Paso Heights Project Area is eligible to draw funds from the following rehabilitation programs: Housing Opportunity Program for the Elderly, Painting/Beautification Program, and Sacramento Neighborhood Assistance Program. These programs are funded for $225,000, $100,000 and $125,000, respectively.*

*The Agency is also selling eight single-family lots to a private contractor, Ernest Black, for new housing construction.*

## *ALKALI FLAT COMMUNITY DEVELOPMENT PROGRAM*

### *PROJECT NO. 6*

*The application for a Neighborhood Development Program in Alkali Flat was approved June 27, 1972 by the Department of Housing and Urban Development. The first year NDP in Alkali Flat was from June 16, 1972 to June 15, 1973.*

*The project area consists of 25 blocks of residential, commercial, and industrial property. New zoning regulations were adopted on February 10, 1972 by the City Council so that improved long-range planning can be accomplished for the entire 25-block NDP area. Certain blocks were designated for residential use and others for office, commercial, and park use.*

*The entire project area contains approximately 1,500 persons, primarily in rental dwellings. The racial distribution is approximately 50 percent White, 35 percent Mexican-American, and 15 percent Black and Oriental. Forty percent of the population is over 55 years of age.*

*In Alkali Flat $825,000 was used to carry out NDP activities for the first year in a two-block target area bounded by 8th-10th-D and E Streets. One Hundred Forty-Three new apartments, known as Washington Square, for low and moderate income families were built to replace the 62 substandard dwelling units and blighted warehouses formerly in the area.*

*The second year activity concentrated on completing site improvements for the first target area, including new streets, curbs and gutters. In addition to those site improvements the City Council allocated revenue sharing money to replace a portion of street lights in the area and to construct the second mini-park to be located on 11th Street between E and F Streets.*

*Under Community Development Block Grant funding, Alkali Flat's goal will be to redevelop at least one block per year for the next three years. The plan is to develop low-income and conventional housing units and accomplish historical preservation where possible.*

*The first action year (1975-76) Community Development funding consisting of $578,700, was utilized for the acquisition of parcels in the block bounded by 10th-11th-E and F Streets (Block 114). Elderly persons living in those dwellings were temporarily relocated and have first priority to move back into the new elderly housing units when completed. Public improvements were funded up to $42,000 the same year.*

*Cleared land on the north half of Block 114 will be sold to the Housing Authority for construction of 40 low-income elderly housing units.*

*Structures located on the south half of Block 114 are being sold for housing preservation and rehabilitation.*

*Second year C.D. funding for 1976-77 consisted of $144,000 for an Alkali Flat Neighborhood Center and SNAP loans. Another $535,000 is to be reallocated to other activities to be determined at a future date.*

*Third year C.D. 1977-78 funding of $546,500 is being used for the following activities: PAC budget, land acquisition for residential development, housing preservation, and low interest housing rehabilitation loans.*

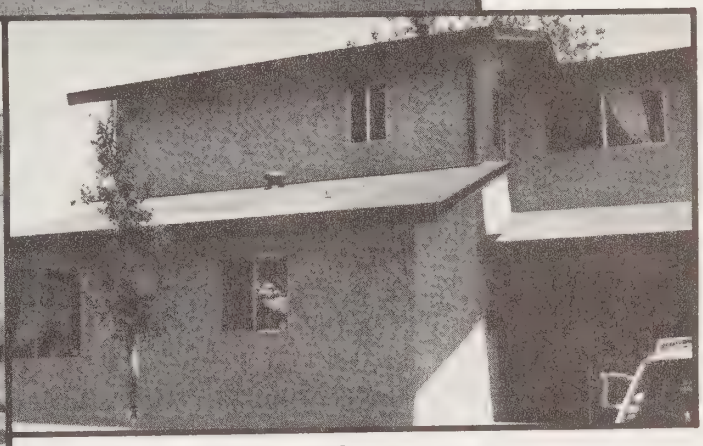
*Fourth year C.D. activities (1978-79) consists of a total budget of $294,500, representing the following activities: PAC budget, residential land acquisition of five parcels located on the south half of the block bounded by 9th-10th-E and F Streets.*

*In addition to the above, the Alkali Flat Project Area is eligible to draw funds from the following rehabilitation programs: Housing Opportunity for the Elderly, Painting/Beautification Program, and Sacramento Neighborhood Assistance Program. These programs are funded for $225,000, $100,000 and $125,000, respectively.*

ALKALI FLAT REDEVELOPMENT
PROJECT Nº 6
BASE MAP
PREPARED BY
REDEVELOPMENT AGENCY CITY OF SACRAMENTO
MARCH 13, 1973
DRAWN BY: D. ARRIOLA
PROJECT BOUNDARIES
ALKALI PLAYGROUND
CITY HALL
TERMI
STREET
9TH
10TH
11TH
12TH
13TH
14TH
C
D
E
F
G

new low income housing

before



after

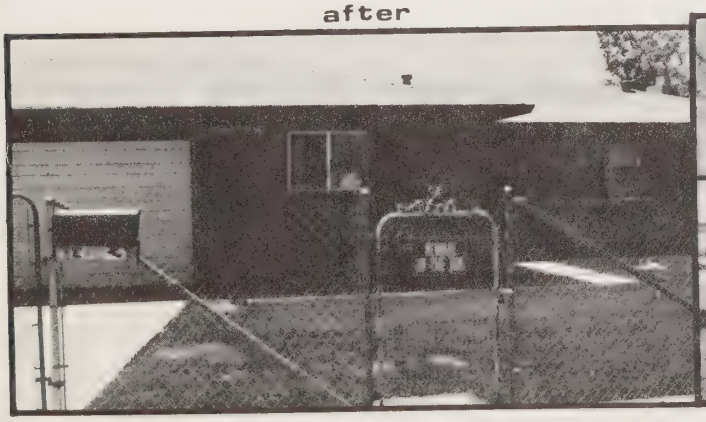
(4041 - 32nd Street)

fire station

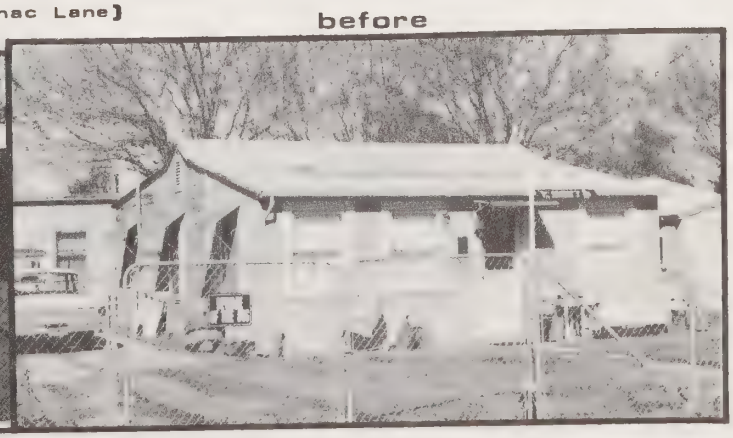
# OAK PARK community development

(4050 Sumac Lane)

after



before



## OAK PARK COMMUNITY DEVELOPMENT PROGRAM

### PROJECT NO. 7

In September, 1971 plans were announced by the Sacramento Redevelopment Agency to begin a Neighborhood Development Program (NDP) in the Oak Park area. A series of community-wide meetings followed. During one of those meetings, members were asked to volunteer to serve as the Interim Project Area Committee (PAC). Ten persons comprised this group and were instrumental in:

1. Drawing up the scope of development for Oak Park for presentation to the entire community;

2. Devising a means of selecting the final PAC; and

3. The development of the Oak Park budget for the application that was submitted to HUD in January, 1972. In the first year's budget, money was allocated for survey and planning. The PAC and Agency staff jointly recommended a planning consultant to determine the community needs and priorities and to prepare the Redevelopment Plan.

The Oak Park Neighborhood Development Program was approved by the Department of Housing and Urban Development effective June 16, 1972.

The Oak Park Project Area is comprised of approximately 1,300 acres and has a population of approximately 14,000 people. The racial breakdown for the area is approximately 48.6 percent Black, 47.8 percent White, and 3.6 percent other.

The first year NDP in Oak Park was basically a planning year. The tasks performed involved the preparation of a Preliminary Plan and the final Redevelopment Plan which formed the basis for selection of target areas on an annual basis for implementation and action. In November, 1972 the Murray-McCormick Environmental Group was retained by the PAC and the Redevelopment Agency to act as Planning Consultants for the Oak Park Neighborhood.

On January 9, 1973 the Preliminary Plan was presented to the City Planning Commission for consideration. After furtehr review by the Planning Commission, Oak Park PAC and Redevelopment Agency, the Plan was adopted on January 16, 1973.

The Preliminary Plan set the foundation for a more detailed plan called the Redevelopment Plan. This Plan contains the goals, controls, and procedures for implementing physical development in the Oak Park Project Area. On May 30, 1973, at a public hearing held at Sacramento Senior High School, the Redevelopment Plan was adopted by the City Council and the Redevelopment Agency.

The first year target are (1973-74) was comprised of a three-block area located in the northern section of Oak Park. The boundaries were 37th Street, Third Avenue, Santa Cruz Way and the property alignment between First and Second Avenues.

The activities for the first year target are consisted of major and minor rehabilitation of approximately 26 single-family residences with the use of HUD grants and loans. There was spot clearance of six substandard homes purchased

## OAK PARK COMMUNITY DEVELOPMENT PROGRAM

### PROJECT NO. 7

In September, 1971 plans were announced by the Sacramento Redevelopment Agency to begin a Neighborhood Development Program (NDP) in the Oak Park area. A series of community-wide meetings followed. During one of those meetings, members were asked to volunteer to serve as the Interim Project Area Committee (PAC). Ten persons comprised this group and were instrumental in:

1. Drawing up the scope of development for Oak Park for presentation to the entire community;

2. Devising a means of selecting the final PAC; and

3. The development of the Oak Park budget for the application that was submitted to HUD in January, 1972. In the first year's budget, money was allocated for survey and planning. The PAC and Agency staff jointly recommended a planning consultant to determine the community needs and priorities and to prepare the Redevelopment Plan.

The Oak Park Neighborhood Development Program was approved by the Department of Housing and Urban Development effective June 16, 1972.

The Oak Park Project Area is comprised of approximately 1,300 acres and has a population of approximately 14,000 people. The racial breakdown for the area is approximately 48.6 percent Black, 47.8 percent White, and 3.6 percent other.

The first year NDP in Oak Park was basically a planning year. The tasks performed involved the preparation of a Preliminary Plan and the final Redevelopment Plan which formed the basis for selection of target areas on an annual basis for implementation and action. In November, 1972 the Murray-McCormick Environmental Group was retained by the PAC and the Redevelopment Agency to act as Planning Consultants for the Oak Park Neighborhood.

On January 9, 1973 the Preliminary Plan was presented to the City Planning Commission for consideration. After furtehr review by the Planning Commission, Oak Park PAC and Redevelopment Agency, the Plan was adopted on January 16, 1973.

The Preliminary Plan set the foundation for a more detailed plan called the Redevelopment Plan. This Plan contains the goals, controls, and procedures for implementing physical development in the Oak Park Project Area. On May 30, 1973, at a public hearing held at Sacramento Senior High School, the Redevelopment Plan was adopted by the City Council and the Redevelopment Agency.

The first year target are (1973-74) was comprised of a three-block area located in the northern section of Oak Park. The boundaries were 37th Street, Third Avenue, Santa Cruz Way and the property alignment between First and Second Avenues.

The activities for the first year target are consisted of major and minor rehabilitation of approximately 26 single-family residences with the use of HUD grants and loans. There was spot clearance of six substandard homes purchased

*on a limited interest basis with the land remaining vested in the owner's name. Property owners entered into Owner Participation Agreements and with the aid of HUD replacement housing payments, rebuilt in the same site.*

*The second year target area (1974-75) boundaries were 14th Avenue to the north, 16th Avenue to the south, South Sacramento Freeway to the west, and 34th Street to the east. The overall objective for second year activities was to couple NDP with a Street Assessment District's efforts to achieve a complementary and successful project. The Assessment District included new streets, sidewalks, curbs, gutters and street lights financed primarily through the City of Sacramento with the use of General Revenue Sharing Funds. Within the above boundaries the area was characterized by a mixture of the following housing conditions: ten standard, fifty rehabs, nine rehabs questionable, and eleven substandard homes.*

*The primary NDP goal was to revitalize 46 homes. The estimated cost to rehabilitate the 46 homes was $161,000 in HUD grants and an additional $100,000 in HUD 312 loans.*

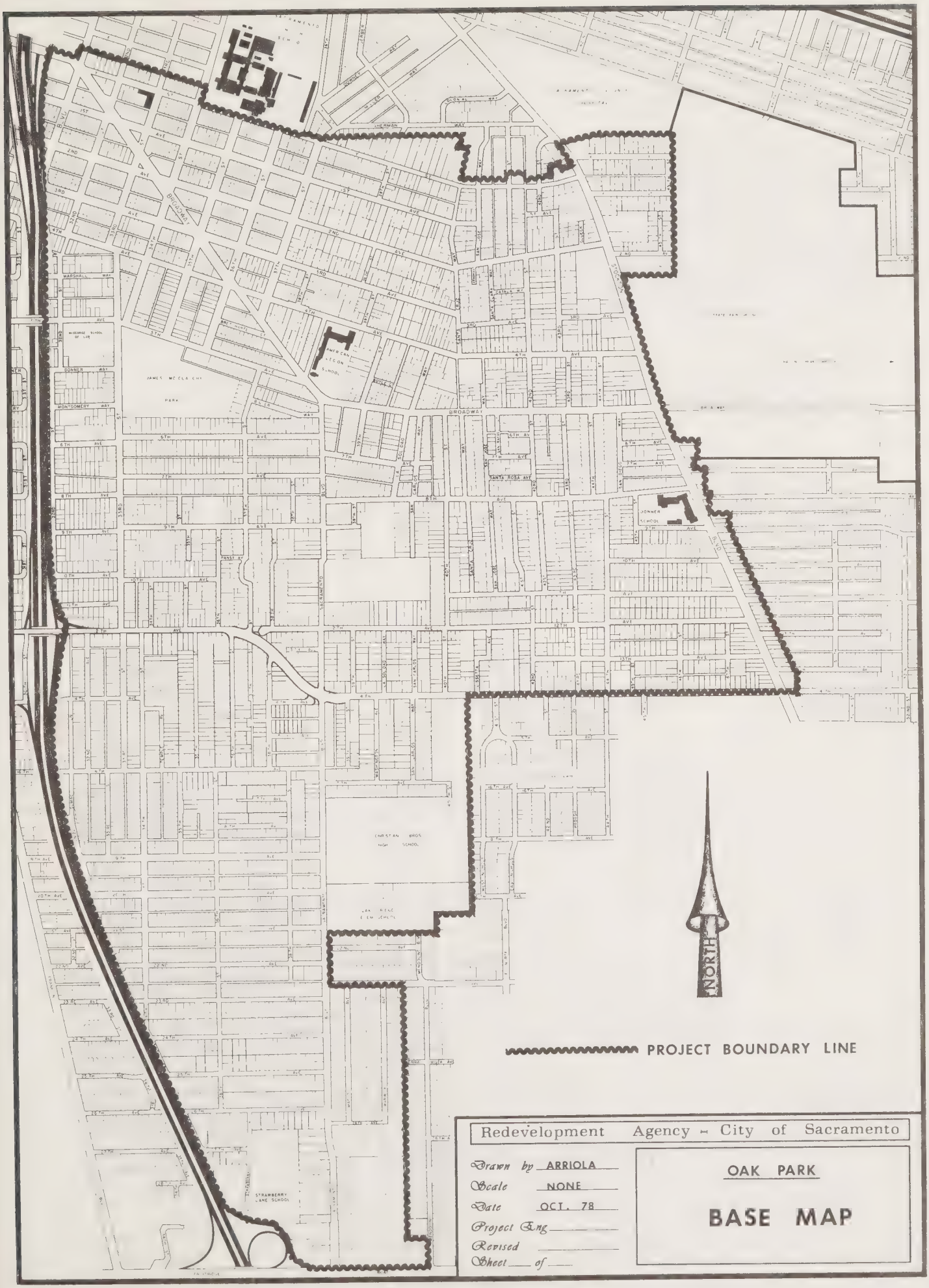
*First year (1975-76) Community Development Funding was $552,250 for land acquisition, tenant relocation, and property clearance at 8th Avenue and Sacramento Boulevard for the Multi-Service Center Development. There was also $175,900 for land acquisition at San Jose Way and Broadway for future construction of 24 multi-family units. (currently under construction) The last item to be funded was $285,000 for land acquisition on a portion of the east side of 35th Street between 4th and 5th Avenues for future multi-family housing development.*

*Second year C.D. (1976-77) funding was a total of $723,400 for the following activities: housing rehabilitation grants and limited acquisition in the area bounded by 33rd Street, 37th Street, 6th Avenue and 9th Avenue; land acquisition for a mini-park andpark development expenses at Temple Avenue and 34th Street; and a self-help painting/beautification program.*

*Third year C.D. (1977-78) funding consisted of $476,600 for the following activities: PAC budget, self-help painting and beautification; housing rehabilitation grants in the area bounded by 37th Street, Sacramento Boulevard, 9th Avenue and Bigler Way; and low interest housing rehabilitation loans for the entire area. In addition to the above, the City also allocated $150,000 in the project area for (1) plans/specifications to widen Sacramento Boulevard between Broadway and 14th Avenue; and (2) street lighting assessment in the area bounded by 6th Avenue, 12th Avenue, 33rd Street and 38th Street.*

*Commitment of fourth year C.D. (1978-79) funds in Oak Park has been significant. The Oak Park Community Center Complex located at 8th Avenue and Sacramento Boulevard was allocated additional funds from City and County which now total $2,746,610 (including past authorization). The first phase fire station has been constructed with a City Recreation Building and a County Social Service Building soon to go under construction. $445,000 was also allocated for street widening of Sacramento Boulevard between 8th and 12th Avenue. In addition, a total of $471,550 was allocated for PAC budget and residential land acquisition in the 35th Street area.*

*In addition to the above, the Oak Park Project Area is eligible to draw funds from the following rehabilitation programs: Housing Opportunity for the Elderly, Painting/Beautification Program, and Sacramento Neighborhood Assistance Program.*


NORTH
PROJECT BOUNDARY LINE
Redevelopment Agency — City of Sacramento
Drawn by ARRIOLA
Scale NONE
Date OCT. 78
Project Eng
Revised
Sheet of
OAK PARK
BASE MAP

## RESEARCH AND DEVELOPMENT DIVISION

The Research and Development Division is divided into three Sections, i.e., Research, Development and Special Studies.

The Research Section represents an activity performed by a number of staff rather than a few selected persons. It is an attitude which is sensitive to the problems and opportunities relating to Agency or general community development and obtains the necessary resources to solve the problem or implement the opportunity. The resources may be money, material, staff or donations from private individuals and organizations, local, State or Federal agencies. The Assistant Director serves as a central resource in helping staff to develop proposals. Proposals may range from social service programs for tenants, community programs, housing development to research leading to new ways of funding existing programs.

This Section has consistently achieved a 50% success ratio of new grant approvals during the past four years. During the period between 1974 through 1977 $5 Million of new funds have been generated for the Agency.

### PROGRAMS INITIALLY DEVELOPED THROUGH THE RESEARCH AND DEVELOPMENT DIVISION (1974-78)

| Program | Funding Source | Amount |
|---|---|---|
| 1. Locke (County) | | |
| a. Planning | NEA, County | $ 77,000 |
| b. Fire extinguishers and detectors, pump | County | 10,000 |
| c. Gas system | County | 55,000 |
| d. Acquisition | Private foundation | 600,000 |
| | Sub-Total | $ 742,000 |

A planning study of Locke found this unique Chinese community in need of assistance to correct health and safety hazards and recommended the village be preserved and continue as a living community. Redevelopment planning is currently under way and funds from a variety of sources are being sought.

| | | |
|---|---|---|
| 2. Sacramento Inter-Modal Transportation Center Study | FRA, State, City | $ 124,714 |

The purpose of this study is to determine the feasibility of converting the Southern Pacific Railroad Station into a central transportation facility, serving the Sacramento Region by bringing many forms of transportation together. In addition offices, hotel and performing arts center are also being contemplated. (One-Time Grant).

| | | |
|---|---|---|
| 3. Target Projects Program | DHUD | $ 1,200,000 |

This program studied more efficient management and fiscal procedures for SHRA's public housing and has assisted in the modernization of 360 housing units. (One-Time Grant).

| Program | Funding Source | Amount |
|---|---|---|
| 4. Technical Service Consultant Contract | State of California | $ 205,000 |

The State of California has recently received $ Million in public work funding to continue and accelerate residential rehabilitation programs within the Capitol Area Plan. The State has retained the services of this Agency for an on-going period of approximately two years (January, 1978 through December, 1979) for technical assistance. (One-Time Grant).

| | | |
|---|---|---|
| 5. Historic Preservation Research (City) | DHUD | $ 25,000 |

This joint program between SHRA and City Staff researched Significant Historic structures in Sacramento's Old City and studied the possibility of using transferred development rights to aid in their preservation. (One-Time Grant).

| | |
|---|---|
| GRAND TOTAL | $ 4,922,366 |

The Development Section represents the "technical" portion of the Agency. Activities carried out by staff include architecture, planning, engineering coordination, demolition, plan review, construction and site improvement, construction contract management, public housing and other development, modernization and drafting services. The 1977-78 workoad includes the following major activities:

1. Central Business District

| | |
|---|---|
| a. Lot G Parking Structure | $ 7.5 Million |
| b. K Street Mall, 3rd-4th Streets | $ 479,532 |
| c. K Mall Stairway, 5th-6th Streets | $ 70,000 |
| d. Weinstock's Parking Structure | $ 5.750 Million |
| e. Liberty House Parking Structure | $ 2.5 Million |
| f. K Street Mall, 6th-7th Streets | $ 300,000 |
| g. Downtown Plaza Liberty House and Office | $ 4.0 Million |
| h. Downtown Plaza B-1 | $ 1.5 Million |
| i. Downtown Plaza B-2 | $ 3.0 Million |
| j. Holiday Inn Street Improvements - 4th Street | $ 30,000 |
| k. SMUD Relocation of Facilities | $ 120,000 |
| Sub-Total | $25.25 Million |

2. Housing Projects

| | |
|---|---|
| a. Oak Park (24 units family) | $ 1.? Million |
| b. Cal 5-17 (30 units elderly) | $ 800,000 |
| c. Cal 5-19 and 7-4 (205 units rehabilitation and acquisition) | $ 9.3 Million |
| d. Alkali Flat (40 units elderly) | $ 1.2 Million |
| e. River Oaks Replacement Housing | N/A |
| Sub-Total | $12.5 Million |

3. Old Sacramento

| | | |
|---|---|---|
| a. Waterfront Development | | $ 90,000 |
| b. Alleys and Service Courts | | $ 100,000 |
| c. 14 Developers in Old Sacramento | | N/A |
| | Sub-Total | $ 190,000 |

4. Public Housing Modernization

| | | |
|---|---|---|
| a. 6 Projects (approved and/or under construction) | | $ 387,125 |
| b. 8 Projects (in local plan approval or plan preparation) | | 1,409,068 |
| c. 10 Applications into DHUD for approval | | 498,910 |
| | Sub-Total | $ 2,295,103 |
| | GRAND TOTAL | $40.2 Million |

The Special Projects Section undertakes projects that tend to be unusual and one of a kind. Current projects include:

1. Sacramento Inter-Modal Transportation Center Study (previously described).

2. Locke Planning Study (previously described).

3. Urban Development Action Grant

   Staff assistance to the City Manager's office in the preparation of applications to DHUD involving private developer participation and leveraging of funds and creation of new jobs.

4. Sacramento New Town-In Town Application

   Development of an application to DHUD for designation as a new community and funding through special set-asides and grants for a variety of projects in the New Town area.

5. Solar Retrofit Research

   A private firm obtained a Federal grant to study inexpensive ways of retrofitting six new and rehabilitative homes in Sacramento. The Agency has joined this project by supplying the homes and a limited amount of materials. In turn a handbook will be developed and Agency Staff will obtain current information useful for future applications.

6. Round Valley Indian Training Program

   At the request of DHUD and the Round Valley Indian Housing Authority, the Agency has contracted to provide consulting services to the new Housing Authority in the fields of housing management and maintenance, financial record keeping, social services and grant development.

## REHABILITATION PROGRAMS

The Property Rehabilitation Department administers the City/County Loan and Grant Programs utilizing Community Development Block Grant funding; 312 Loan Program, limited acquisition, FHA home improvement and conventional loan applications, new home construction and demolition; provides financing and technical assistance for all administered programs; provides technical assistance to homeowners, City/County Departments regarding housing and historic preservation and restoration. Relocation services are also provided for project residents and businesses.

Examples of current workload:

1. Rehabilitation Case Load - City, FY '77-'78 (November 1978).

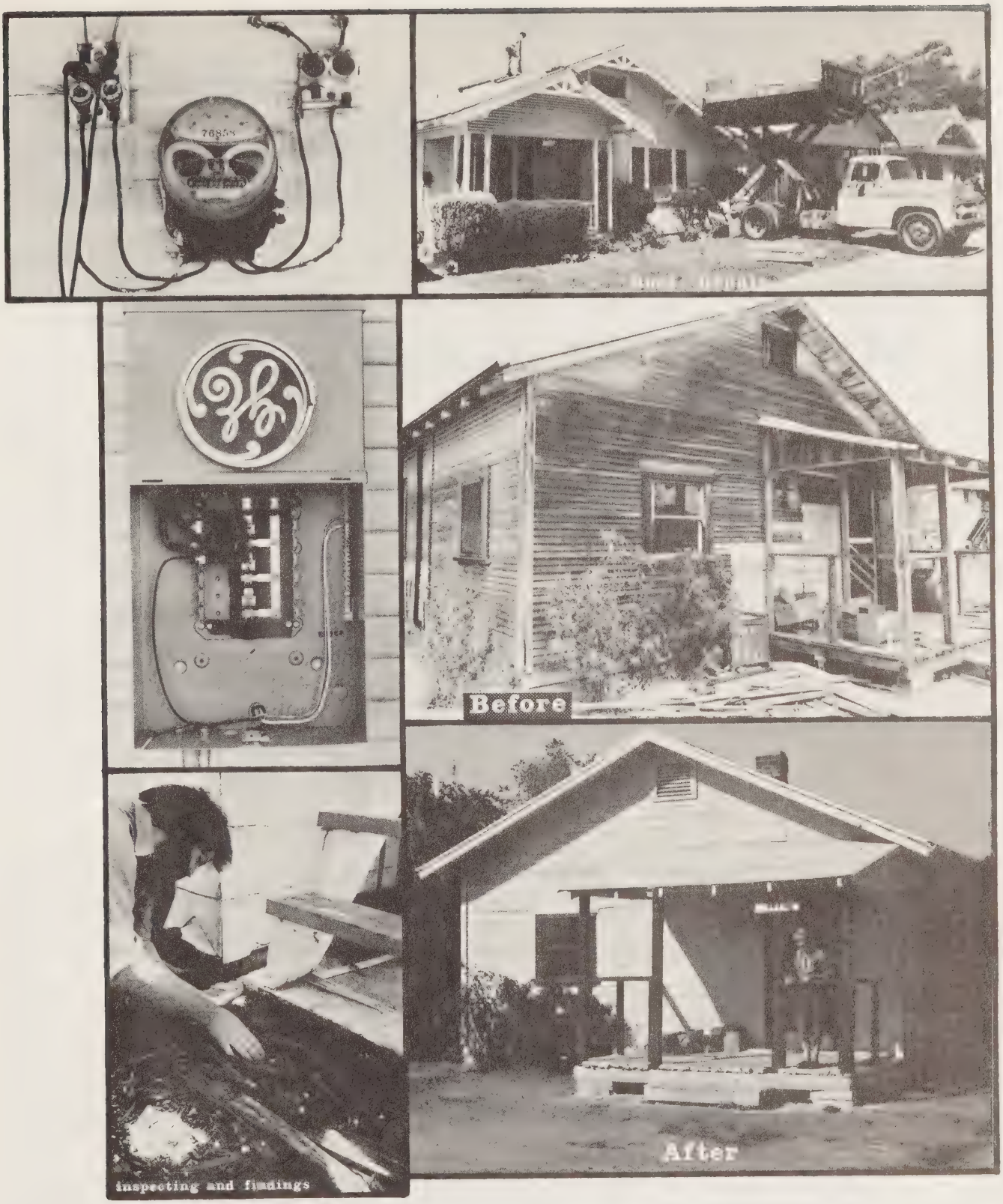
   a. HOPE - 185 Cases
   b. Oak Park & DPH Grants - 53 Cases
   c. Paint/Beautification - 94 Cases
   d. SNAP Loans - 39 Cases
   e. 312 Loans - 36 Cases

2. Rehabilitation Case Load - County, FY '77-'78 (November 1978)

   a. Emergency Rehabilitation Grants - 70 Cases
   b. HOPE - 109 Cases
   c. County Loan - 42 Cases
   d. 312 Loans - 11 Cases

### ESTIMATED WORKLOAD FY '78-'79

| DESCRIPTION | | NO. OF UNITS | SOURCE OF FUNDS |
|---|---|---|---|
| **City Rehabilitation** | | | |
| Painting and Beautification Program | $ 100,000 | 100 | City C. D. |
| Sacramento Neighborhood Assistance Program (SNAP) | 125,000 | 8 | City C. D. |
| HOPE | 225,000 | 225 | City C. D. |
| SNAP Home Ownership Program | 67,500 | 2 | City C. D. |
| **County Rehabilitation** | | | |
| Housing Rehabilitation Grant Program | $ 160,000 | 106 | County C. D. |
| Retrofitting Grant Program | 60,000 | 24 | County C. D. |
| SNAP Loans | 600,000 | 108 | County C. D. |
| SNAP Homeownership Program | 67,500 | 2 | County C. D. |




# HOPE

(Housing Opportunity Program for the Elderly)

## 312 LOAN PROGRAM

### Congressional Authorization

- Section 312 of the Housing Act of 1964.
- Funding available as released by HUD, Washington D.C. Past three years funding has been limited, inconsistent and restricted to Federal projects nearing completion.

### Purpose

- Provides loans for rehabilitation of homes determined to be economically feasible for rehabilitation.
- Allows property owners to repair/improve their property to local standards for decent, safe, and sanitary housing.

### Eligibility

- Applicant must be legal owner of property for rehabilitation.
- Property must be within a Community Development Target Area.
- Property must be feasible for rehabilitation based upon an appraisal.

### Rehabilitation Loan Policies

- Interest rate is THREE PERCENT!
- Repayment plans are flexible, depending upon financial ability of owner.
- Loans may be paid off ahead of time without penalty.
- In general, a mortgage is required only if loan is over $3,500. Loans under $3,500 are secured by Promissory Note.
- A loan, in some cases, may include an amount for general property improvements (non-code items).

## HOPE

The Housing Opportunity Program for the Elderly was developed by the County of Sacramento and the Sacramento Housing and Redevelopment Agency in 1975. HOPE provides emergency repair grants free to low and moderate income elderly for purposes of making interim repairs to their homes.

In 1976, the City of Sacramento realized the success and need for HOPE and approved the program for areas within the City. HOPE program assistance has been provided in Citrus Heights, Rio Linda, North Highlands, Folsom, Rancho Cordova (Lincoln Village), Fruitridge Pocket Area, Kara Tract, Galt, Isleton, and the Delta Area within the County limits. In the City, HOPE grant assistance has been granted in Del Paso Heights, Central City, Oak Park and Glen Elder.

To date, 294 elderly persons and/or families have been assisted under HOPE with total program assistance now exceeding $334,000. The success of the program has been largely due to applications being processed and approved in a few days. Another contributing factor has been the fact that a brief one-page application is taken over the telephone, thereby permitting applicants to apply from their homes.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

PHYSICAL DEVELOPMENT PROGRESS REPORT

RENEWAL PROJECTS

November 1, 1978

CAPITOL MALL PROJECT NO. 2-A (Calif. 5-1)

| Completed Construction | Date Completed | Estimated Market Value (Incl. Land) |
|---|---|---|
| Federal Building (Federal courts, offices) | 12/61 | $ 10,500,000 |
| I.B.M. Building (General offices) | 3/63 | 4,500,000 |
| Macy's Sacramento (Department store) | 11/63 | 14,500,000 |
| Wells Fargo Bank (Regional bank, offices) | 4/64 | 4,500,000 |
| Charles E. Brown Building (offices) | 5/63 | 2,250,000 |
| Crocker National Bank Regional bank, offices) | 12/64 | 7,500,000 |
| Sacramento Savings & Loan Association | 3/62 | 1,875,000 |
| Richfield Service Station | 12/61 | 159,000 |
| Capitol Square (Parking garage, offices, supermarket) | 6/65 | 3,625,000 |
| Chamber of Commerce Building (General offices) | 1/66 | 3,450,000 |
| Insurance Exchange Building (General offices) | 2/67 | 4,050,000 |
| The Pioneer House (Elderly high-rise, 132 units) | 7/66 | 2,250,000 |
| Bank of America | 2/68 | 1,300,000 |
| Taketa Building (Professional offices) | 4/63 | 156,000 |
| Capitol Towers Apartment Complex (206 garden and 203 high-rise units) | 2/64 | 10,000,000 |
| Showcase Theatre | 12/65 | 200,000 |
| Plaza Towers Office Building I | 4/70 | 9,000,000 |
| Plaza Towers Office Building II | 2/74 | 9,000,000 |
| Plaza Towers Parking Garage - Phase I | 4/70 | 1,225,000 |
| Plaza Towers Parking Garage - Phase II | 2/74 | 962,000 |
| Public Improvements | | 2,267,535 |
| Pioneer II (198 Elderly units in 12-story high-rise, 5th and P Sts.) | 1/78 | 6,600,000 |
| Sub-total | | $ 99,869,535 |
| **Under Construction** | | |
| Capitol Plaza Hotel (3-4-J-K Sts., 14 stories, 375 rooms) | | $ 9,000,000 |
| Parking Structure (3-4-K-L, 1350 spaces) | | 7,500,000 |
| Sub-total | | $ 16,500,000 |
| **Under Disposition Contract** | | |
| Downtown Plaza Properties Retail (½ block parcel, K Mall-4-5) | | $ 1,500,000 |
| Public Improvements (3-4-K Mall & related improvements) | | 479,532 |
| Bridgeway Tower Condominiums (140 units, 15 stories, 5th & N) | | 10,000,000 |
| Sub-total | | $ 11,979,532 |
| TOTAL | | $128,349,067 |

CAPITOL MALL EXTENSION PROJECT NO. 3 (Calif. R-18)

| Completed Construction | Date Completed | Estimated Market Value (Incl. Land) |
|---|---|---|
| Sacramento Union (Newspaper production and office facility, 4th & Capitol Mall) | 12/68 | $ 9,000,000 |
| Underground Parking Garage (5-6-J-L) | 6/70 | 6,750,000 |
| Downtown Plaza Properties (Retail, offices, 5-6-J-L | 4/70 | 7,500,000 |
| Gateway Associates Bank Building (4th & Capitol) | 5/72 | 825,000 |
| *Robert McCabe (Architectural office, commercial, 2nd-J-K, Parcel #108) | 7/72 | 270,000 |
| *Morse Building (Historic demonstration project, 2nd and K, Parcel #118) | 1/70 | 540,000 |
| *Trinken Enterprises (Fanny Ann's Saloon, 2nd and K, Parcel #119) | 9/73 | 360,000 |
| California Fruit Building (Office building rehab) | 12/74 | 1,250,000 |
| Ramona Hotel (Rehabilitation, 6th and J Sts.) | 1971 | 40,000 |
| Public Improvements | | 1,229,133 |
| *Dr. Sami C. Haddad (Retail-Commercial, professional offices, Heywood Building, 2nd and J, Parcel #110) | 7/75 | 700,000 |
| *Dr. Sami C. Haddad (Restaurant, offices, Smith Building, 2nd St., Parcel #109) | 7/75 | 350,000 |
| *Saddlerock Associates (Radio Station, restaurant/saloon, offices, 2nd-J-K, Parcels #120-121) | 7/75 | 600,000 |
| Sub-total | | $ 29,414,133 |
| **Under Construction** | | |
| Downtown Plaza Properties Parcel B-1 Addition (5-6-J-K) | | $ 1,500,000 |
| Downtown Plaza Properties Parcel B-2 (3-story office, 5-6-J-K) | | 3,000,000 |
| Sub-total | | $ 4,500,000 |
| **Under Disposition Contract** | | |
| Downtown Plaza Properties Office Buildings (3-4-Capitol-N) | | $ 17,000,000 |
| Downtown Plaza Properties Commercial Complex (J-K-6-7 & Kiosks) | | 5,500,000 |
| *Robert C. Cook (Retail-Commercial, offices, 2nd-L to L-K Alley, Parcels #103-107) | | 550,000 |
| Ramona Hotel (Rehabilitation, 6th and J) | | 130,000 |
| *Barriga-Frey, Ltd. (2nd St.-K-L, Parcels #96 & 97) | | 550,000 |
| *Fratt Building-Old Sacramento Land Co. (2nd & K, Parcel #98) | | 1,000,000 |
| Public Improvements | | 1,244,287 |
| *Latcher Building-William Finger (2nd-K-L, Parcel #95) | | 165,000 |
| Sub-total | | $ 26,139,287 |
| **Proposed Construction** | | |
| Travelers Hotel (Office rehabilitation, 5th & J) | | $ 3,000,000 |
| Underground Garage (6-7-J-K, 270 spaces) | | 2,500,000 |
| Future Aboveground Garage (4-5-J-K) | | 3,000,000 |
| Sub-total | | $ 8,500,000 |
| TOTAL | | $ 68,553,420 |

*In Old Sacramento Historic Area

*CAPITOL MALL RIVERFRONT PROJECT NO. 4 (Calif. 4-67)*

*RESIDENTIAL*

| *Completed Construction* | *Date Completed* | *Estimated Market Value (Incl. Land)* |
|---|---|---|
| *Robert C. Powell Properties (200 townhouse and garden apartment units)* | *8/70* | *$ 4,800,000* |
| *Robert C. Powell Properties (102 townhouse and garden apartment units)* | *9/71* | *2,250,000* |
| *Elderly high-rise and offices (108 units, 7th and I)* | *12/73* | *6,000,000* |
| *Sub-total* | | *$ 13,050,000* |
| *Under Construction* | | |
| *Riverfront Plaza Associates (91 Condominium apartments, P-Q-3-I5)* | | *$ 9,000,000* |
| *TOTAL* | | *$ 22,050,000* |

*CHINATOWN*

| *Completed Construction* | | |
|---|---|---|
| *Soo Yuen Benevolent Assn. (Retail-commercial Assn. meeting area)* | *5/70* | *$ 525,000* |
| *Dong Enterprises (Hong King Lum Restaurant)* | *1/70* | *525,000* |
| *Ping Yuen Center (low and moderate income housing, 72 units)* | *12/70* | *2,565,000* |
| *Sun Yat-Sen Memorial Association (Cultural center, memorial hall)* | *9/71* | *187,500* |
| *The Hongkong & Shanghai Banking Corp. of California (Bank, offices)* | *5/71* | *1,747,500* |
| *Ong Ko Met Benevolent Association (Retail, Assn. meeting area)* | *5/72* | *240,000* |
| *Bing Kong Tong (Commercial and Tong headquarters)* | *1/73* | *300,000* |
| *Wong Center, Inc. (187 Units low income elderly)* | *5/73* | *6,300,000* |
| *Vagabond Motel and Restaurant (3-4-I-J)* | *2/75* | *2,500,000* |
| *Pedestrian Mall* | | *293,000* |
| *TOTAL* | | *$ 15,183,000* |

*HEAVY COMMERCIAL/LIGHT INDUSTRIAL CORRIDOR*

| *Completed Construction* | *Date Completed* | *Estimated Market Value (Incl. Land)* |
|---|---|---|
| *A & A Key Builders Supply (Warehouse, Parcel HC-22A)* | *4/72* | *$ 300,000* |
| *Thomson-Diggs Company (Parking lots, fencing)* | *3/72* | *30,000* |
| *Harry Joe Lee (Automotive garage)* | *9/70* | *225,000* |
| *City of Sacramento (Fire station)* | *2/71* | *292,500* |
| *John F. Otto (Two warehouses)* | *12/70* | *435,000* |
| *Jean Y. Hawkins (Wholesale outlet)* | *9/69* | *150,000* |
| *John F. Otto (Gestetner Corporation facility)* | *1/70* | *160,500* |
| *Dunn-Edwards Corporation (Wholesale paints)* | *9/70* | *600,000* |
| *Greyhound Taxi Company, Inc. (Rehabilitation, new buildings)* | *1/71* | *100,500* |
| *Kaname & Betsie T. Sanui (Auto repair garage)* | *1/71* | *180,000* |
| *Atlas Specialties Corporation (Wholesale supply)* | *5/71* | *165,000* |
| *Sacramento Bag Manufacturing Company* | *8/75* | *52,500* |
| *Inaba Brothers (Food Distribution Plant)* | *2/74* | *180,000* |
| *A & A Key Builders Supply (Warehouse, Parcel HC-22C)* | *4/72* | *337,500* |
| *Dean F. Unger/A & A Key Builders Supply (Warehouse)* | *8/74* | *312,000* |
| *Lasher Volkswagen Service Center* | *10/72* | *198,000* |
| *Walter Fong (Warehouse and offices)* | *2/73* | *525,000* |
| *Harry Joe Lee (Wholesale outlet)* | *6/75* | *127,500* |
| *Capitol Tire Company* | *9/71* | *150,000* |
| *Nimbus Industrial Park (Wholesale outlet)* | *7/75* | *150,000* |
| *Joe Wayne Fong (Parking lot and rehabilitation)* | *6/75* | *127,500* |
| *Tom & Masako Kurotori (Parking lot)* | *11/72* | *18,000* |
| *Pacific Gas & Electric Company (Parking lot)* | *8/74* | *36,000* |
| *Carl E. Spilman (Parking lot and rehabilitation)* | *8/75* | *225,000* |
| *Elwyn Simard (Wholesale structure, rehabilitation)* | *11/75* | *52,500* |
| *Paul Bernardis (Rehabilitation)* | | *15,000* |
| *Gilbert & Associates, Engineering Building (Rehabilitation)* | | *150,000* |
| *Carson Development Co. (Company headquarters and service facility - 2nd and R - 1st Phase)* | | *200,000* |
| *Western Pacific Facility (3rd and R)* | | *170,000* |
| *Sub-total* | | *$ 5,665,000* |
| *Under Construction* | | |
| *Carson Development Co. (Company headquarters and service facility - 2nd and R - 2nd Phase)* | | *$ 200,000* |
| *Proposed Construction* | | |
| *Other Agency Disposition Parcels* | | *$ 300,000* |
| *Rehabilitation - All other* | | *300,000* |
| *Sub-total* | | *$ 600,000* |
| *TOTAL* | | *$ 6,465,000* |

OLD SACRAMENTO HISTORIC AREA

| Completed Construction | Date Completed | Estimated Market Value (Incl. Land) |
|---|---|---|
| Big Four & Dingley Spice Mill | 3/70 | $ 975,000 |
| Robert C. Cook (#28 Foster Saloon) (Fulton's Prime Rib Restaurant) | 3/74 | 365,625 |
| Don Brown and Jim McCord (#86 Cavert Building - Shops) | 1975 | 806,375 |
| Pendergast Store (#81 - Shops, offices) | 4/73 | 175,000 |
| Railroad Exchange Building (#63, 64, 65 - Rehabilitation) | 8/76 | 1,687,000 |
| Swenson, Marr, Martin & McCabe (#52 Gregory Building) | 1975 | 562,500 |
| Sacramento Trust (#41, 42 Howard House & Lady Adams Building - Restaurant and Retail) | 11/74 | 1,394,500 |
| Frank Fat (#35 Booth Building) (China Camp Restaurant) | 9/74 | 750,000 |
| Sacramento Restoration (#49 Adams Express Building - Restaurant, shops, offices) | 10/75 | 712,500 |
| William H. MacLaughlin (#25 Barnum Hotel - Shops, offices) | 4/74 | 500,000 |
| Sacramento Postal Employees Credit Union (#85 Stanford Brothers Store - Shops, offices) | 10/75 | 806,250 |
| Bollinger Investment Company (#17, 18 Masonic Hall and Sacramento Union - Restaurant, offices) | 2/76 | 1,125,000 |
| Treaster, Thomas, Design Forum (#27 Schroth Building - Shops, offices) | 6/75 | 564,375 |
| Public Improvements - First & Second Phases | 3/74 | 686,000 |
| Cope, etal. (#75-77 - Restaurant and shops) | 8/61 | 1,500,000 |
| Robert C. Cook (#79, 79A, 80 - Retail-Commercial, offices | 5/73 | 796,875 |
| State Supreme Court and Communications Museum | 5/76 | 912,500 |
| Parking Garage (463 Spaces - Front St.-L-Capitol) | 12/76 | 3,125,000 |
| Goodell's Carpenter Shop (#78) | 5/76 | 125,000 |
| Frank Fat Properties (#34 Brannan Building - Gift Shop) | 9/76 | 607,500 |
| Central Pacific Passenger Station (State) | 7/76 | 1,625,000 |
| Agency #32 - Vernon-Brannan Building | 9/76 | 775,000 |
| Gene Wong (#24 Baker-Hamilton Building - Retail shop, offices) | 6/76 | 600,000 |
| Richard J. Mendoza (#33 Brannan Building - Tortilla Factory and restaurant) | 11/76 | 607,500 |
| R.W. Henderlong (#43, 44 Harris-Winkle Building - Restaurant and offices) | 3/77 | 594,000 |
| Schoolhouse | | 50,000 |
| Mrs. Lawrence Smith (#38, 39 - Commercial shops) | 6/77 | 495,000 |
| What Cheer House (#55-62 - Shops, offices) | 12/77 | 2,640,000 |
| D&R Associates (#21, 22, 23 - Restaurant, unique shops, offices) | 12/77 | 900,000 |
| Lewis & Haarmeyer (#31 Mechanics Exchange - Shops, offices) | 10/77 | 800,000 |
| Bollinger-Brodovsky (#73 Clarendon House - Apartments - commercial) | 12/77 | 1,270,000 |
| Hughes & Hughes (#50 - Retail and offices) | 5/78 | 882,000 |
| Don Lee, Inc. (#36 - Front St.) | 5/78 | 540,000 |
| Sub-total | | $ 29,955,500 |

*OLD SACRAMENTO HISTORIC AREA (Cont.)*

| | Estimated Market Value (Incl. Land) |
|---|---|
| *Under Construction* | |
| *Robert C. Cook (#31A Mechanics Exchange Annex - Restaurant, shops, offices)* | $ 300,000 |
| *Potter, Taylor, Scurfield (#74 Pacific Stables - Restaurant and offices)* | 480,000 |
| *State Railroad Museum (Principal structure)* | 12,000,000 |
| *Sub-total* | $ 12,780,000 |
| *Under Disposition Contract* | |
| *Mrs. Lawrence Smith (#40 - Front & K - Commercial* | $ 238,056 |
| *Leggett Ale/Booth Association (#36A and 37 - Offices)* | 1,200,000 |
| *Megnolia Joint Venture (#19, 20 - Restaurant and offices)* | 250,000 |
| *O'Neal/Tatum (#53 - Shops and offices)* | 400,000 |
| *Beaty Family (#45-47 Bank Exchange - 2nd & K - Restaurant, commercial)* | 1,600,000 |
| *Capitol Mall Building Co. (Parcels #113-115, 122-123)* | 1,200,000 |
| *Capitol Mall Building Co. (Owner Participation, Motel L-Capitol, 1st-2nd)* | 2,000,000 |
| *Sub-total* | $ 6,888,056 |
| *Proposed Construction* | |
| *Owner Participants - Rehabilitation (Enterprise Hotel)* | $ 1,700,000 |
| *Owner Participants - Reconstruction (Parcels #66-72)* | 1,728,000 |
| *State 1849 Scene and Park Area* | 3,000,000 |
| *Uncommitted Parcels (Nos. 48, 54, 83-84)* | 3,910,000 |
| *Historic Ships, permanently moored (8 or 9)* | 4,000,000 |
| *Waterfront Docks - Capitol Mall to I St.* | 2,000,000 |
| *Private Dock Development - South of Capitol Mall* | 3,000,000 |
| *Sub-total* | $ 19,338,000 |
| *OLD SACRAMENTO HISTORIC AREA (Project 4 only)* | |
| *Completed Construction ($32,775,500, Including Project 3)* | $ 29,955,500 |
| *Under Construction* | 12,780,000 |
| *Under Contract to be Constructed* | 6,888,056 |
| *Proposed Construction* | 19,338,000 |
| *TOTAL* | $ 68,961,556 |

*OTHER*

| *Completed Construction* | | *Estimated Market Value (Incl. Land)* |
|---|---|---|
| *J Street Widening and Public Improvements* | | *$ 437,000* |
| *Crocker Art Gallery Annex* | | *457,000* |
| *Lloyds Bank and Commercial Building-Completed 6/74* | | *2,125,000* |
| *Cultural Park (N-O-2-3 - Purchase & Development)* | | *250,000* |
| | *Sub-total* | *$ 3,269,000* |
| *Under Construction* | | |
| *City Maintenance Facility (5th and I Sts.)* | | *$ 770,000* |
| *Proposed Construction* | | |
| *6th and I Commercial Development* | | *$ 2,500,000* |
| *Public Improvements* | | *1,700,000* |
| *5-6-I-J Commercial Development* | | *10,000,000* |
| | *Sub-total* | *$ 14,200,000* |
| | *TOTAL* | *$ 18,239,000* |

*TOTALS - PROJECT NO. 4*

| | |
|---|---|
| *Completed Construction* | *$ 67,122,500* |
| *Under Construction* | *22,750,000* |
| *Under Contract to be Constructed* | *6,888,056* |
| *Proposed Construction* | *34,138,000* |
| *TOTAL* | *$130,898,556* |

*CENTRAL CITY DEVELOPMENT PROJECT*

| *Under Construction* | |
|---|---|
| *Weinstock Garage (470 Spaces - 6-7-K-L)* | *$ 5,750,000* |
| *Weinstock Department Store (200,000 s.f. - 6-7-K-L)* | *7,000,000* |
| *Sub-total* | *$ 12,750,000* |
| *Under Contract to be Constructed* | |
| *Capitol Development Co. (11-12-J-J/K Alley, Office Building - 144,000 s.f. and Parking Garage - 245 Spaces)* | *$ 11,000,000* |
| *TOTAL* | *$ 23,750,000* |

PROJECT NO. 5 (A-16) Del Paso Heights

Neighborhood Development Program/Community Development Block Grant Program (1970-1979)

| Completed Construction | Estimated Market Value (Incl. Land) |
|---|---|
| New Home Construction - Agency-Assisted (45) | $ 1,350,000 |
| New Home Construction - Self (24) | 720,000 |
| Housing Rehabilitation - Agency-Assisted (40 | 115,500 |
| Housing Rehabilitation - Self (5) | 6,500 |
| Library | 325,000 |
| Medical Clinic | 1,250,000 |
| Multi-family Units - 221 (d) (3) - (18 units) | 312,500 |
| Public Improvements (Rio Linda-Dry Creek Rd.-Grand Ave.-South Ave.) | 1,157,465 |
| Elderly Housing Units (40 units) | 1,250,000 |
| Public Improvements (Harris, North, Rose Palmetto) | 170,000 |
| Public Improvements (North, Harris, Grand, Rose) | 524,000 |
| C.D. Rehabilitation Grants (Taylor, Rio Linda, Harris, Lindsay) | 196,500 |
| Sub-total | $ 7,377,465 |
| **Under Construction** | |
| Four Single-family Homes - Ernest Black | $ 152,000 |
| Limited Acquisition Program - Nine Homes | 269,675 |
| Sub-total | $ 421,675 |
| **Proposed Construction** | |
| Multi-family Housing Site (Rio Linda Blvd. at Negales St.) | $ 675,000 |
| Shopping Center Site (Grand Ave. and Rio Linda Blvd.) | 500,000 |
| Painting/Beautification Program #90 | 50,000 |
| Rehabilitation Loan Program (SNAP) #60 | 100,000 |
| Street Assessment #1 (Branch, May, Grand, North) | 324,000 |
| Street Assessment #2 (South Ave., Dry Creek & Marysville Blvd.) | 84,600 |
| Fig Street Assessment #3 | 1,028,900 |
| Street Assessment #4 (Belden, Clay, North, Grand) | 600,000 |
| Four Additional New Homes - Ernest Black | 152,000 |
| Sub-total | $ 3,514,500 |
| TOTAL | $ 11,313,640 |

*PROJECT NO. 6 (A-16) - Alkali Flat*

*1st, 2nd, 3rd Year NDP Area*

| *Completed Construction* | *Date Completed* | *Estimated Market Value (Incl. Land)* |
|---|---|---|
| *40 Low-Moderate Income Units (8-9-D Sts.)* | *9/74* | *$ 1,100,000* |
| *103 Mow-Moderate Income Units (8-10-D-E Sts.)* | *10/75* | *2,000,000* |
| *Mini-Park (oth Sts. - D-E)* | *8/76* | *90,000* |
| *Public Improvements* | *1974* | *200,000* |
| *Historic Structure - 925 G Street* | *1976* | *150,000* |
| *Sub-total* | | *$ 3,540,000* |
| *Under Contract* | | |
| *Purchase and Rehabilitation - 8 Buildings (10-12-E-F)* | | *$ 480,000* |
| *Proposed Construction Under C.D. Program* | | |
| *Mini-Park (11th St. - E-F)* | | *$ 65,000* |
| *Elderly Housing (40 units) (10-11-South side of E St.)* | | *1,200,000* |
| *Elderly Activity Center (11th St. Mini-Park)* | | *100,000* |
| *Market Rate Apts. (26-28) (11th & G Sts.)* | | *1,260,000* |
| *Alkali Flat Community Services Center* | | *100,000* |
| *Housing Rehabilitation (SNAP)* | | *100,000* |
| *Sub-total* | | *$ 2,825,000* |
| *TOTAL* | | *$ 6,845,000* |

*PROJECT NO. 7 (A-16 Oak Park)*

*1st Year NDP Area (37th Street, Santa Cruz, 3rd Avenue - Property Line Between 1st and 2nd Avenues) (1973-1974)*

| *Completed Construction* | |
|---|---|
| *26 Rehabilitated Homes* | *$ 75,000* |
| *Public Improvements - Assessment District (12th Ave. to 18th Ave. - Sacto. Blvd. to 99 Freeway)* | *887,000* |
| *Sub-total* | *$ 962,000* |

*2nd Year NDP Area (14th Avenue, 16th Avenue, 34th Street, 99 Freeway) (1974-1975)*

| *Completed Construction* | |
|---|---|
| *20 Rehabilitated Homes (Loans and Grants)* | *$ 161,500* |
| *Public Improvements - Assessment District (19th Ave. to 22nd Ave. - Sacto. Blvd. to 99 Freeway)* | *681,440* |
| *Public Improvements - Assessment District (22nd Ave. to 24th Ave. - Sacto. Blvd. to 99 Freeway)* | *613,992* |
| *Sub-total* | *$ 2,418,932* |

PROJECT NO. 7 (A-16) Oak Park (Cont.)

| 1st Year C.D. Program (1975-76) | |
|---|---|
| Under Construction | Estimated Market Value (Incl. Land) |
| Multi-Service Center (City/County Building and Fire Station Sacto. Blvd. at 8th - 10th Avenues - 1st Phase) | $ 2,746,610 |
| Multi-family 24-Unit Complex (Broadway at San Jose) | 1,329,108 |
| Sub-total | $ 4,075,718 |
| **2nd Year C.D. Program (1976-77)** | |
| Completed Construction | |
| Painting and Beautification Program - 32 homes (Adjacent to all Target Areas) | $ 52,000 |
| Under Construction | |
| Rehabilitation Grant Program (6th-9th Aves., 33rd, 39th Sts.) - 30 homes | $ 200,000 |
| Mini-Park Development - Temple Avenue at 34th Street | 188,400 |
| Limited Acquisition and Rehabilitation of one home | 30,000 |
| Sub-total | $ 418,400 |
| **3rd Year C.D. Program (1977-78)** | |
| Under Construction | |
| Rehabilitation Program (15 Grants - Bigler Way, 9th Avenue, 37th Street, Sacramento Blvd.) | $ 100,000 |
| Painting and Beautification Program - 80 homes | 100,000 |
| Street Lighting Improvements (Plans and Specs. - 6th-12 Avenues, 33rd Street to Sacramento Blvd.) | 75,000 |
| Sacramento Blvd. Widening (Plans and Specs. - 8th-12th Avenues) | 75,000 |
| Rehabilitation Loan Program (SNAP) - 60 homes | 100,000 |
| Sub-total | $ 450,000 |
| **4th Year C.D. Program (1978-79)** | |
| Proposed Sacramento Boulevard Street Widening | $ 445,000 |
| Total Completed | $ 2,470,932 |
| Total Under Construction | 4,944,118 |
| Total Proposed | 445,000 |
| TOTAL | $ 7,860,050 |

PHYSICAL DEVELOPMENT PROGRESS REPORT
SUMMARY - ALL PROJECTS
as of 9-1-78

| | | |
|---|---|---|
| **CAPITOL MALL PROJECT NO. 2-A (15 blocks)** | | |
| Completed Construction | $ 99,869,535 | |
| Under Construction | 16,500,000 | |
| Under Disposition Contract | 11,979,532 | $128,349,067 |
| **CAPITOL MALL EXTENSION PROJECT NO. 3 (10¼ blocks)** | | |
| Completed Construction | $ 29,414,133 | |
| Under Construction | 4,500,000 | |
| Under Disposition Contract | 26,139,287 | |
| Proposed Construction | 8,500,000 | 68,553,420 |
| **CAPITOL MALL RIVERFRONT PROJECT NO. 4 (40 blocks)** | | |
| Completed Construction | $ 67,122,500 | |
| Under Construction | 22,750,000 | |
| Under Disposition Contract | 6,888,056 | |
| Proposed Construction | 34,138,000 | 130,898,556 |
| **CENTRAL CITY DEVELOPMENT PROJECT** | | |
| Under Construction | $ 12,750,000 | |
| Under Contract | 11,000,000 | 23,750,000 |
| Sub-total | | $351,551,043 |
| **DEL PASO HEIGHTS, NDP PROJECT NO. 5** | | |
| Completed Construction | $ 7,377,465 | |
| Under Construction | 421,675 | |
| Proposed Construction | 3,514,500 | $ 11,313,640 |
| **ALKALI FLAT, NDP PROJECT NO. 6** | | |
| Completed Construction | $ 3,540,000 | |
| Proposed Construction | 2,825,000 | |
| Under Contract | 480,000 | 6,845,000 |
| **OAK PARK, NDP PROJECT NO. 7** | | |
| Completed Construction | $ 2,470,932 | |
| Under Construction | 4,944,118 | |
| Proposed Construction | 445,000 | 7,860,050 |
| Sub-total | | $ 26,018,690 |
| GRAND TOTAL | | $377,569,733 |

| | |
|---|---|
| **TOTAL ALL PROJECTS** | |
| Completed Construction | $209,794,565 |
| Under Construction | 61,865,793 |
| Under Disposition Contract | 56,486,875 |
| Proposed Construction | 49,422,500 |
| GRAND TOTAL | $377,569,733 |

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

SUMMARY OF BUDGET BY MAJOR CLASSIFICATION

7/1/77 - 6/30/78

| | Final Budget 1976-1977 | Preliminary 1977-1978 | Dollar Changes | Percentage Changes |
|---|---|---|---|---|
| Employee Services | $ 3,335,649 | $ 4,118,998 | $ 783,349 | + 23.48 |
| Other Services, Supplies and Miscellaneous Expenditures | 1,558,727 | 1,017,094 | (541,633) | - 34.75 |
| Debt Service-Redevelopment Bonds | 775,165 | 243,549 | (531,616) | - 68.58 |
| -Redevelopment Notes | 308,000 | 302,400 | (5,600) | - 1.82 |
| -Housing Bonds | 1,005,145 | 880,631 | (124,514) | - 12.39 |
| Community Development- | | | | |
| -Rehabilitation Loans & Grants* | -0- | 4,271,000 | 4,271,000 | -0- |
| -Relocation* | -0- | 467,117 | 467,117 | -0- |
| -Real Estate Purchases | 4,119,067 | 13,024,215 | 8,905,148 | -0- |
| -Home Management Counseling & Other Programs | -0- | 365,462 | 365,462 | -0- |
| Less Employee Services | -0- | (375,700) | (375,700) | -0- |
| Capital Improvements | 21,566,000 | 27,707,950 | 6,141,950 | + 28.48 |
| Management and Maintenance of HOusing Units | 2,608,030 | 2,368,270 | (239,760) | - 9.20 |
| Sacramento Elderly Nutrition Program | 515,106 | 633,913 | 118,807 | + 23.06 |
| Foster Grandparent Program | 239,107 | 227,537 | (11,570) | - 4.84 |
| Child Development Center | -0- | 18,206 | 18,206 | -0- |
| Rents to Leased Housing Owners - Section 23 | 3,584,637 | 3,533,500 | (51,137) | - 1.43 |
| Rents to Housing Owners - Section 8 | 597,240 | 493,288 | (103,952) | - 17.41 |
| Local Projects/Section 8- | | | | |
| -Ping Yuen | -0- | 138,477 | 138,477 | -0- |
| -Kennedy Estates | -0- | 111,319 | 111,319 | -0- |
| -8 Scattered Sites | -0- | 23,762 | 23,762 | -0- |
| Project Area Committee | -0- | 214,300 | 214,300 | -0- |
| Equipment | 78,689 | 157,940 | 79,251 | +100.71 |
| Travel | 15,025 | 15,623 | 598 | + 3.99 |
| | $40,305,587 | $59,958,851 | $19,653,264 | + 48.76 |

*New line item included with Capital Improvements in 1976-1977 Budget.

Note: Note included in budget are items that may be authorized this year but not paid for until 1978-79 or later, such as "Weinstock's" and "Liberty House" parking garages.

*SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY*

*PROJECTED SOURCES OF FUNDING 1977-78*

| | |
|---|---|
| *City Community Development* | *$ 2,798,703* |
| *County Community Development* | *1,326,134* |
| *County Revenue Sharing* | *300,199* |
| *Department of Housing and Urban Development* | *27,439,168* |
| *Action* | *120,434* |
| *Tax Increment* | *18,930,371* |
| *State of California* | *1,055,910* |
| *Rental Income* | *3,207,914* |
| *Section 8/Local Tax Fund* | *160,018* |
| *Califnornia Housing Finance Agency* | *4,400,000* |
| *Endowment of the Arts* | *20,000* |
| *TOTAL FUNDING* | *$59,958,851* |

## WORK PROGRAM AND GOALS FOR 1978-79

## REDEVELOPMENT AGENCY, CITY OF SACRAMENTO

The Redevelopment Agency of the City of Sacramento will strive to carry out the following work program and accomplish the following goals during the period of October 1, 1978 to October 1, 1979:

I. Land Disposition and Development

- To have all remaining parcels of land in three Conventional Redevelopment Projects (2-A, 3 and 4) under a Land Purchase Contract. This would include the 5th-6th-I-J block, the 6th and I Streets quarter block parcel (1B), four parcels in Old Sacramento Historic Area (48, 54, 83 & 84) and one remaining parcel in the Heavy Commercial Corridor (HC 25).

- To have the following disposition parcels in Projects 2-A, 3, 4, 5, 6, presently under Contract, sold and under construction: Parcels C and H2 of the Downtown Plaza properties Contract; Parcels 19 and 20, 45-46-47, 53, 113-115-122-123, 103-107, 95, 96-97, and 98 - all in the Old Sacramento Project; Tract V (high-rise condominium) at 5th and N Streets; Rehabilitation parcels 16, 17, 20, 21 located in 10-12-E-F blocks of Alkali Flat; four residential lots in Del Paso Heights under contract to Ernest Black; and the Office Building high-rise at 11th and J Streets.

- In Del Paso Heights Redevelopment Project to have all vacant commercial and residential sites under contract for development or their land uses changed to a more feasible use.

- In Alkali Flat Redevelopment Project to have a market rate apartment site at the northwest corner of 11th and G under contract for development; and to have a 40-unit elderly housing project and adjacent mini-park under construction between 10th-11th-E-F Streets.

- In Oak Park Redevelopment Project to obtain financing, prepare architectural plans and possibly begin construction on a 30-unit family project to be located between 35th-36th-4th-5th Avenue; to have construction underway on both a City recreation building and a County social service building at the multi-service site at 9th Avenue and Sacramento Bouleaved.

II. Land Acquisition

- In Alkali Flat to acquire five parcels in south half of Block E-F-9th-10th for future residential development.

- In Oak Park to acquire approximately 12 parcels on the west side of 35th Street between 4th-5th Avenues for a future residential development.

III. Planning and Design

- To complete Alkali Flat Redevelopment Plan Amendments; to begin review and amendment of Del Paso Heights Redevelopment Plan; and to complete Redevelopment Plan Amendments for Central City Development Project.

- To prepare construction plans for a senior citizen center to be constructed within the 11th Street (E-F) mini-park.

- To complete the Master Plan for the Waterfront Development in the Old Sacramento Historic Area.

- To cooperate with the State Lands Commission on the development of the "Docks Plan" along the Sacramento River between Capitol Mall and S Street.

- To coordinate and plan the McClellan AFB Redevelopment Plan, a joint City, County, Federal effort.

IV Rehabilitation Program

- To continue making available low interest loans and grants and Section 312 loans as well as providing technical assistance and relocation to low and moderate income households in all Community Development areas of the City and County.

V. Public Improvements

- To complete construction of two major parking structures at 3rd-4th-L-K Streets and 6th-7th-L-K Streets; to construct an extension of the K Street Mall between 3rd-4th Streets and improvement of the K Street pedestrian underpass to Old Sacramento; to begin construction of a 250-space underground garage on the block bounded by K-J-6-7 Streets; to install curbs, gutters, street and alley improvements around and adjacent to several private new developments in the downtown commercial projects; to provide financial assistance in the construction of new street improvements in Del Paso Heights Project.

VI. *Miscellaneous*

- *To coordinate the preparation of our Urban Development Actions Grant applications.*

- *To promote shopping center development in Oak Park and Del Paso Heights Projects.*

- *To expand employment opportunities for jobless, underemployed and low-income persons.*

- *To receive catalog and inventory museum collections in preparation for the Sacramento History Center.*

- *To coordinate a Cultural Resources program (archeological explorations) on several downtown sites.*

- *To continue Redevelopment assistance to the historic town of Locke with fire protection and preservation.*

- *To "close out" the Federal financing aspect of the fifteen block Capitol Mall Project No. 2A.*

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*The body of this report contains an examination of the past years achievements. Since no work program was included in the 1977 report, no attempt is made to compare goals and results.*

*RECOMMENDATIONS FOR LEGISLATIVE CHANGES - 1979*

*It is recommended that the following legislation be enacted:*

1. *That Health and Safety Code Section 33422 be amended to provide that any work of grading, clearing, demolition, or construction in excess of $10,000 (instead of $2,500) be done by a Redevelopment Agency contract after competitive bid.*

2. *That Health and Safety Code Section 33431 be amended to allow sale of property by a Redevelopment Agency to another public agency to be approved at a public hearing without giving a notice by publication for not less than two weeks in a newspaper of general circulation as presently required.*

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